



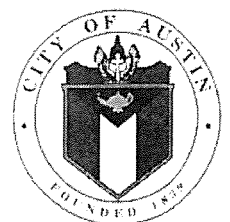




-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0069
 Address: 1800 W 29TH STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

CASE# C15-2015-0069
ROW# 1349967
TAX# 0114020821
CAD ☒

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1800 W. 29th Street, Austin, TX 78703

LEGAL DESCRIPTION: Subdivision – Brykerwoods C

Lot(s) 19 Block 1 Outlot _____ Division _____

Heather Jones on behalf of myself/ourselves as authorized agent for
Thomas and Christine Suehs affirm that on March 23, 2015,

I hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

☐ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☒ MAINTAIN

A residence providing a total impervious cover to 53%,

that has been existing since the 1980's or earlier with few minor changes, in order

to finalize a permit for a recently constructed

in a SF-3 - NP district. (Windsor Road)
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

To bring the home to under 45% would require removal of driveway and/or walkway to front door, *not viable option for current sidewalk physical limitations*

The house has been above 50% since the 1980's.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The impervious cover has been over 45% since the home was surveyed in 1987. The home sits on underground springs and has drainage issues; therefore removal of areas such as the driveway is not a viable option.

- (b) The hardship is not general to the area in which the property is located because:

Removal of the driveway and/or walkway would make it difficult for handicapped daughter to navigate.

Demolition of the driveway may jeopardize the structural integrity of the home. During demolition of neighboring home in 2006, a portion of the foundation collapsed due to vibration leading to re-leveling of the home.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The home is cited as contributing to the historic value of Brykerwoods. It is one of the few remodeled homes keeping true to the historic one story model in the neighborhood and preserving the original architecture of the home.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Not Applicable

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

~~It does not affect parking or loading of vehicles in any way.~~

NA

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

~~The impervious coverage has been existing since the 1980's or earlier~~

NA

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NA

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip 2201 Red Fox Rd., Austin, TX 78734

Printed Heather Jones Phone (512)971-9999 Date March 24, 2013

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed THOMAS M. SUELL Mail Address 1800 W 29th

City, State & Zip Austin, TX 78704

Printed Thomas M. Suell Phone (512) 971-9999 Date 3/24/13

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

It does not affect parking or loading of vehicles in any way.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

The impervious coverage has been existing since the 1980's or earlier.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address _____

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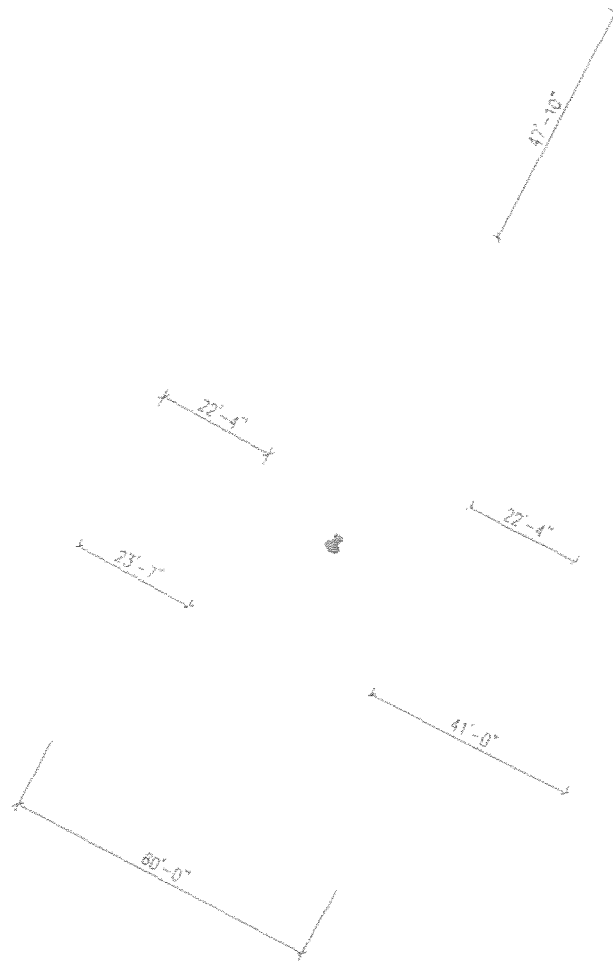
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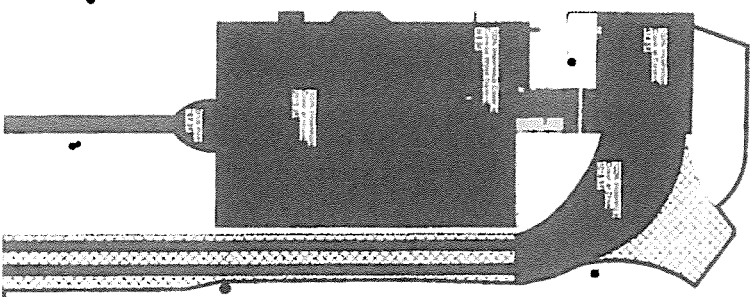
Signed _____ Mail Address _____

City, State & Zip 1800 W. 29th Street

Printed TOM SUTHERS Phone (512)431-7553 Date _____

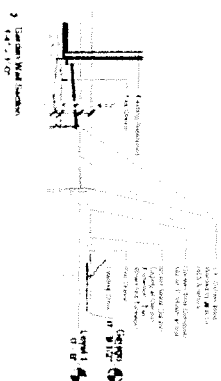
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DATE: 2-28-14
BY: Steve Radomsky
for HLC Chair



Section 1: The Role of the Teacher in the 21st Century

1.1. The teacher's role has evolved significantly in the 21st century, moving from a traditional transmitter of knowledge to a facilitator of learning. This shift is driven by technological advancements and the need for students to develop critical thinking and problem-solving skills.

1.2. Key responsibilities of the modern teacher include:

- **Facilitating Learning:** Creating a supportive environment where students can explore and learn from their experiences.
- **Assessing Learning:** Using a variety of assessment methods to monitor student progress and provide feedback.
- **Collaborating:** Working with colleagues, parents, and the community to enhance the learning experience.
- **Reflecting on Practice:** Engaging in continuous professional development and reflecting on their own teaching practices.

1.3. The teacher's role is also shaped by the needs of diverse learners, requiring a deep understanding of individual differences and the ability to differentiate instruction.

Section 2: The Impact of Technology on Education

2.1. Technology has revolutionized education, providing new tools and resources that can enhance learning. However, it also presents challenges, such as the digital divide and the need for teacher training.

2.2. Key impacts of technology on education include:

- **Access to Information:** Students can now access a vast amount of information at their fingertips, which can be both a benefit and a challenge.
- **Personalized Learning:** Technology allows for the creation of personalized learning paths that cater to individual students' needs and interests.
- **Collaboration:** Digital tools facilitate collaboration between students and teachers, both inside and outside the classroom.
- **Assessment:** Technology enables more frequent and varied assessments, providing real-time feedback to students.

2.3. To maximize the benefits of technology, educators must embrace a growth mindset and engage in ongoing professional development.

Section 3: The Future of Education

3.1. The future of education is bright, with many exciting possibilities on the horizon. As technology continues to advance, we can expect to see even more innovative teaching and learning practices.

3.2. Key trends shaping the future of education include:

- **Artificial Intelligence (AI):** AI-powered tools can provide personalized support and adapt to individual students' needs.
- **Virtual Reality (VR):** VR can create immersive learning experiences that bring abstract concepts to life.
- **Micro-credentials:** These small, stackable credentials allow students to earn credit for specific skills and knowledge.
- **Competency-based Education:** This approach focuses on students mastering specific skills and knowledge rather than completing a set number of credits.

3.3. To prepare for the future, educators must stay current in their knowledge and skills, and foster a culture of innovation and collaboration.

Section 4: The Importance of Professional Development

4.1. Professional development is essential for teachers to stay current in their knowledge and skills, and to effectively meet the needs of their students.

4.2. Key components of professional development include:

- **Continuing Education:** Teachers should engage in ongoing learning through courses, workshops, and conferences.
- **Collaborative Learning:** Working with colleagues to share ideas and best practices can be highly effective.
- **Self-reflection:** Teachers should regularly reflect on their own practice and seek areas for improvement.
- **Leadership Opportunities:** Taking on leadership roles can provide teachers with valuable experience and a chance to influence their field.

4.3. Schools and districts should provide opportunities for professional development and support teachers in their ongoing growth.

Section 5: The Role of Parents and the Community

5.1. Parents and the community play a vital role in a child's education, supporting their learning and providing a positive environment for growth.

5.2. Key ways parents and the community can support education include:

- **Communication:** Regular communication between parents and teachers is essential for a child's success.
- **Volunteering:** Parents and community members can volunteer their time and skills to support school activities.
- **Advocacy:** Parents and the community can advocate for quality education and support policies that benefit students.
- **Partnership:** Building strong partnerships between schools, parents, and the community can lead to better outcomes for all.

5.3. Schools should actively seek out and engage parents and the community in their educational efforts.

Section 6: The Importance of a Growth Mindset

6.1. A growth mindset is the belief that abilities can be developed through dedication and hard work. It is a key factor in achieving success in education and beyond.

6.2. Key characteristics of a growth mindset include:

- **Embracing Challenges:** Viewing challenges as opportunities for growth rather than obstacles.
- **Perseverance:** Staying motivated and persistent in the face of setbacks.
- **Learning from Criticism:** Viewing criticism as a chance to improve and grow.
- **Effort:** Understanding that effort is the key to achieving one's goals.

6.3. Educators can help students develop a growth mindset by encouraging them to embrace challenges and providing them with opportunities to learn from their experiences.

Section 7: The Role of Assessment in Learning

7.1. Assessment is a critical component of the learning process, providing feedback to students and teachers alike. It helps to identify areas of strength and areas for improvement.

7.2. Key types of assessment include:

- **Formative Assessment:** Ongoing assessments that provide feedback during the learning process.
- **Summative Assessment:** Assessments that evaluate student learning at the end of a course or unit.
- **Self-assessment:** Assessments where students evaluate their own learning and progress.
- **Peer-assessment:** Assessments where students evaluate their peers' work.

7.3. Teachers should use a variety of assessment methods to get a comprehensive view of student learning and provide meaningful feedback.

Section 8: The Importance of Social-Emotional Learning (SEL)

8.1. Social-emotional learning (SEL) is the process of acquiring and using skills to understand and manage emotions, set and achieve positive goals, and build positive relationships. It is a key component of a well-rounded education.

8.2. Key components of SEL include:

- **Self-awareness:** Understanding one's own emotions and how they affect behavior.
- **Self-management:** Regulating one's emotions and behaviors in different situations.
- **Social awareness:** Understanding the emotions and needs of others.
- **Relationship skills:** Building positive relationships and resolving conflicts.

8.3. Schools should integrate SEL into their curriculum and provide opportunities for students to practice these skills.

Section 9: The Role of the Teacher in Fostering a Love of Learning

9.1. One of the most important roles of a teacher is to foster a love of learning in their students. This can be achieved by creating a supportive and engaging learning environment.

9.2. Key strategies for fostering a love of learning include:

- **Curriculum:** Designing a curriculum that is relevant, engaging, and challenging.
- **Instruction:** Using a variety of instructional methods to engage all learners.
- **Assessment:** Using assessment to provide feedback and encourage growth.
- **Relationships:** Building strong relationships with students and creating a positive classroom culture.

9.3. Teachers should model a love of learning and encourage their students to do the same.

Section 10: The Importance of a Safe and Supportive Learning Environment

10.1. A safe and supportive learning environment is essential for students to learn and grow. This includes both physical and emotional safety.

10.2. Key elements of a safe and supportive learning environment include:

- **Physical Safety:** Ensuring that the classroom is a safe and secure place for all students.
- **Emotional Safety:** Creating a classroom where students feel comfortable expressing their thoughts and feelings.
- **Supportive Relationships:** Building strong relationships between teachers and students, and among students themselves.
- **Clear Expectations:** Establishing clear rules and expectations for behavior.

10.3. Teachers should actively work to create a safe and supportive learning environment for all students.

Section 11: The Role of the Teacher in Promoting Diversity and Inclusion

11.1. Promoting diversity and inclusion is a key responsibility of the modern teacher. This involves creating a classroom where all students feel valued and respected.

11.2. Key strategies for promoting diversity and inclusion include:

- **Curriculum:** Incorporating diverse perspectives and experiences into the curriculum.
- **Instruction:** Using inclusive instructional practices that engage all learners.
- **Assessment:** Using assessment that is fair and equitable for all students.
- **Relationships:** Building strong relationships with students from diverse backgrounds.

11.3. Teachers should actively work to create a classroom that is inclusive and welcoming to all students.

Section 12: The Importance of a Growth Mindset for Teachers

12.1. A growth mindset is also essential for teachers. It allows them to embrace challenges, learn from their experiences, and continuously improve their practice.

12.2. Key components of a growth mindset for teachers include:

- **Embracing Challenges:** Viewing challenges as opportunities for growth.
- **Perseverance:** Staying motivated and persistent in the face of setbacks.
- **Learning from Criticism:** Viewing criticism as a chance to improve.
- **Effort:** Understanding that effort is the key to achieving one's goals.

12.3. Teachers can develop a growth mindset by engaging in ongoing professional development and reflecting on their own practice.

Section 13: The Role of the Teacher in Fostering a Love of Reading

13.1. Fostering a love of reading is a key responsibility of the modern teacher. This can be achieved by creating a classroom where reading is valued and encouraged.

13.2. Key strategies for fostering a love of reading include:

- **Curriculum:** Incorporating a variety of texts that engage students.
- **Instruction:** Using instructional practices that encourage reading for pleasure.
- **Assessment:** Using assessment that encourages reading.
- **Relationships:** Building strong relationships with students and encouraging them to share their reading experiences.

13.3. Teachers should actively work to create a classroom where reading is a joy for all students.

Section 14: The Importance of a Growth Mindset for Students

14.1. A growth mindset is essential for students to achieve their full potential. It allows them to embrace challenges, learn from their experiences, and continuously improve themselves.

14.2. Key components of a growth mindset for students include:

- **Embracing Challenges:** Viewing challenges as opportunities for growth.
- **Perseverance:** Staying motivated and persistent in the face of setbacks.
- **Learning from Criticism:** Viewing criticism as a chance to improve.
- **Effort:** Understanding that effort is the key to achieving one's goals.

14.3. Teachers can help students develop a growth mindset by encouraging them to embrace challenges and providing them with opportunities to learn from their experiences.

Section 15: The Role of the Teacher in Promoting a Love of Learning

15.1. Promoting a love of learning is a key responsibility of the modern teacher. This involves creating a classroom where learning is valued and encouraged.

15.2. Key strategies for promoting a love of learning include:

- **Curriculum:** Designing a curriculum that is relevant, engaging, and challenging.
- **Instruction:** Using a variety of instructional methods to engage all learners.
- **Assessment:** Using assessment to provide feedback and encourage growth.
- **Relationships:** Building strong relationships with students and creating a positive classroom culture.

15.3. Teachers should actively work to create a classroom where learning is a joy for all students.

Section 16: The Importance of a Growth Mindset for the Future

16.1. A growth mindset is essential for the future. It allows individuals to embrace challenges, learn from their experiences, and continuously improve themselves.

16.2. Key components of a growth mindset for the future include:

- **Embracing Challenges:** Viewing challenges as opportunities for growth.
- **Perseverance:** Staying motivated and persistent in the face of setbacks.
- **Learning from Criticism:** Viewing criticism as a chance to improve.
- **Effort:** Understanding that effort is the key to achieving one's goals.

16.3. Educators should actively work to foster a growth mindset in their students, preparing them for the challenges of the future.

Section 17: The Role of the Teacher in Fostering a Love of Learning

17.1. Fostering a love of learning is a key responsibility of the modern teacher. This involves creating a classroom where learning is valued and encouraged.

17.2. Key strategies for fostering a love of learning include:

- **Curriculum:** Designing a curriculum that is relevant, engaging, and challenging.
- **Instruction:** Using a variety of instructional methods to engage all learners.
- **Assessment:** Using assessment to provide feedback and encourage growth.
- **Relationships:** Building strong relationships with students and creating a positive classroom culture.

17.3. Teachers should actively work to create a classroom where learning is a joy for all students.

Section 18: The Importance of a Growth Mindset for the Future

18.1. A growth mindset is essential for the future. It allows individuals to embrace challenges, learn from their experiences, and continuously improve themselves.

18.2. Key components of a growth mindset for the future include:

- **Embracing Challenges:** Viewing challenges as opportunities for growth.
- **Perseverance:** Staying motivated and persistent in the face of setbacks.
- **Learning from Criticism:** Viewing criticism as a chance to improve.
- **Effort:** Understanding that effort is the key to achieving one's goals.

18.3. Educators should actively work to foster a growth mindset in their students, preparing them for the challenges of the future.

Section 19: The Role of the Teacher in Fostering a Love of Learning

19.1. Fostering a love of learning is a key responsibility of the modern teacher. This involves creating a classroom where learning is valued and encouraged.

19.2. Key strategies for fostering a love of learning include:

- **Curriculum:** Designing a curriculum that is relevant, engaging, and challenging.
- **Instruction:** Using a variety of instructional methods to engage all learners.
- **Assessment:** Using assessment to provide feedback and encourage growth.
- **Relationships:** Building strong relationships with students and creating a positive classroom culture.

19.3. Teachers should actively work to create a classroom where learning is a joy for all students.

Section 20: The Importance of a Growth

New All Seasons Porch
and Carport

Tom and Christine Suehs
1800 W. 29th Street | Austin, Texas 78703

NOT FOR CONSTRUCTION

Sell Issue: **Date Issued:**

Sheet Name: **Landscape Calculations and Details**

Sheet Number:

L102

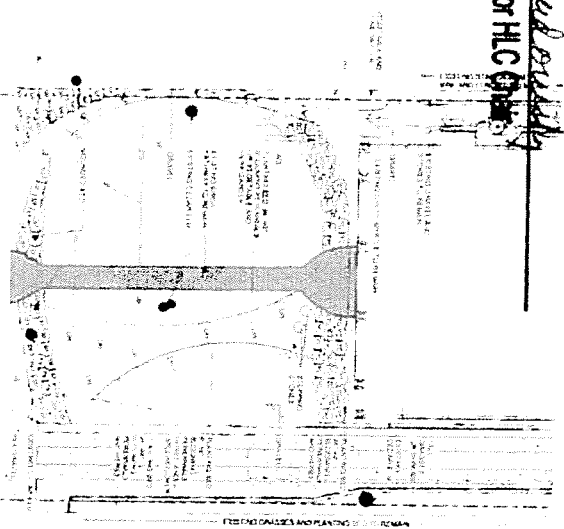
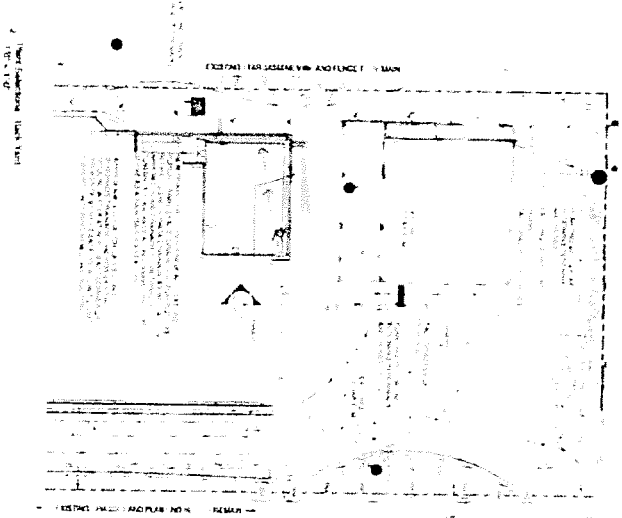
APPROVED BY

HISTORIC LANDMARK COMMISSION

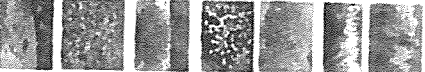
DATE: 2-28-14

BY: *Steve Delaney*

for HLC Chair



GROUNDCOVER AND BEDDING PLANTS



1. *Artemisia tridentata* (Sagebrush) - A hardy, drought-tolerant shrub with silvery, needle-like leaves and small, yellow flowers. It is native to the western United States and is often used in xeriscaping.

2. *Yucca filifera* (Spine-leaf Yucca) - A perennial plant with long, narrow, sword-shaped leaves and a central flower stalk. It is native to the southwestern United States and is often used in xeriscaping.

3. *Prosopis juliflora* (Silicon Tree) - A large, spreading tree with bipinnate leaves and long, drooping racemes of flowers. It is native to Central and South America and is often used in xeriscaping.

4. *Quercus agrifolia* (Live Oak) - A large, spreading tree with deeply lobed leaves and acorns. It is native to the eastern United States and is often used in xeriscaping.

5. *Juniperus horizontalis* (Creeping Juniper) - A low-growing, spreading shrub with scale-like leaves and small, cone-shaped fruits. It is native to the northern United States and is often used in xeriscaping.

6. *Phlox subulata* (Moss Phlox) - A low-growing, spreading shrub with small, five-petaled flowers. It is native to the eastern United States and is often used in xeriscaping.

7. *Salvia leucantha* (Mexican Bush Sage) - A large, spreading shrub with whorled leaves and long, drooping racemes of flowers. It is native to Mexico and is often used in xeriscaping.

8. *Artemisia canadensis* (Common Sagebrush) - A large, spreading shrub with bipinnate leaves and small, yellow flowers. It is native to the western United States and is often used in xeriscaping.

ACCENT PLANTS



1. *Yucca filamentosa* (Spine-leaf Yucca) - A perennial plant with long, narrow, sword-shaped leaves and a central flower stalk. It is native to the southwestern United States and is often used in xeriscaping.

2. *Prosopis juliflora* (Silicon Tree) - A large, spreading tree with bipinnate leaves and long, drooping racemes of flowers. It is native to Central and South America and is often used in xeriscaping.

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TREES



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GRAVEL



1. *Yucca filamentosa* (Spine-leaf Yucca) - A perennial plant with long, narrow, sword-shaped leaves and a central flower stalk. It is native to the southwestern United States and is often used in xeriscaping.

MULCH



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New All Seasons Porch and Carport

Tom and Christine Suets
1800 W. 29th Street | Austin, Texas 78703

NOT FOR CONSTRUCTION

For Review Only
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under supervision of:
Catherine Denton Shaw
TX RA: 20034
TX RID: 10973
02.28.2014

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Sheet Name:
Flooring Plan
Sheet Number:
L103

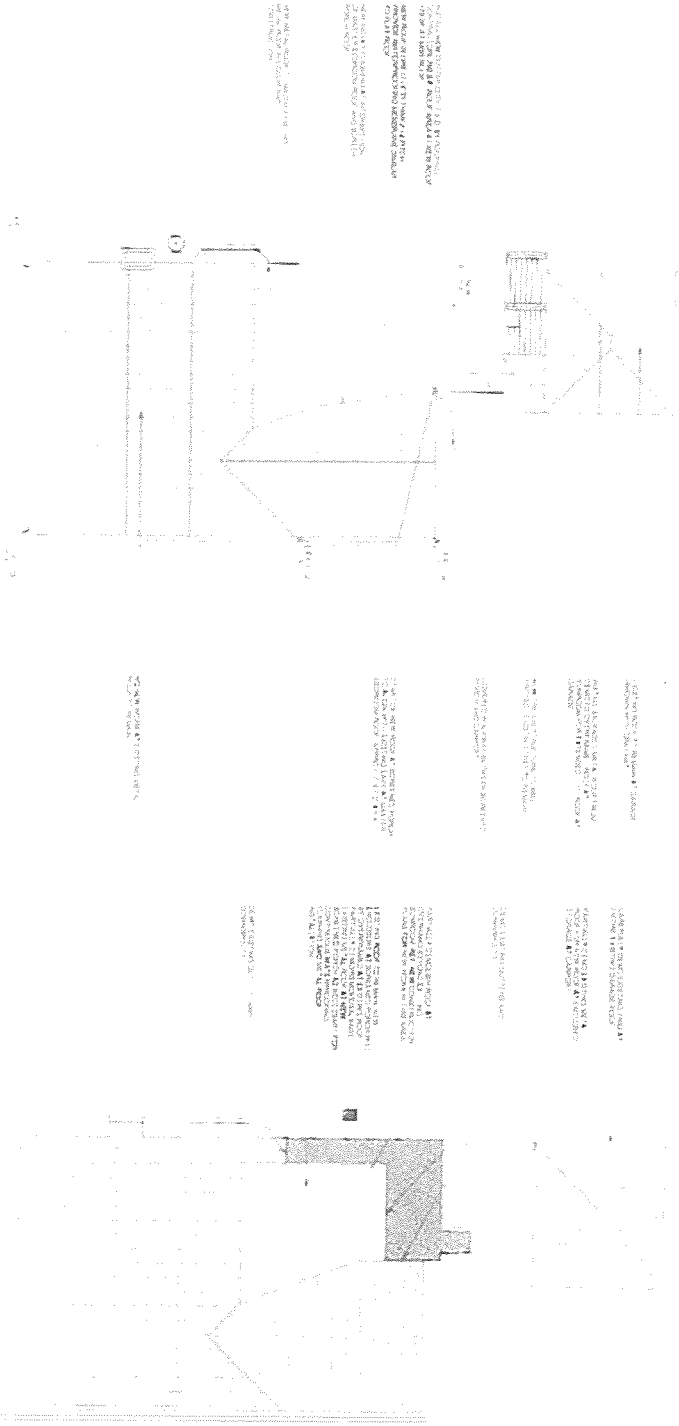
APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 2-28-14

BY: Steve Gabelow

for HLC Chair



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Preliminary
For Review Only

These documents are for Design Review and not intended for Construction, Bidding, or Permit Purpose. They were prepared by, or under supervision of:

Catherine Dornie Shaw
TX RA: 20534
TX RID: 10973

02.28.2014

New All Seasons Porch and Carport

Tom and Christine Suehs
1800 W. 29th Street | Austin, Texas 78703

NOT FOR CONSTRUCTION

Set Issued: Date Issued:

Sheet Name:
Roof Plan

Sheet Number:

A203

1/2" = 1'-0" (1/4" = 1'-0")
 1/8" = 1'-0" (1/16" = 1'-0")
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HISTORIC LANDMARK COMMISSION

DATE: 2-28-14

BY: Steve Hadenmeyer

for HLC Chair

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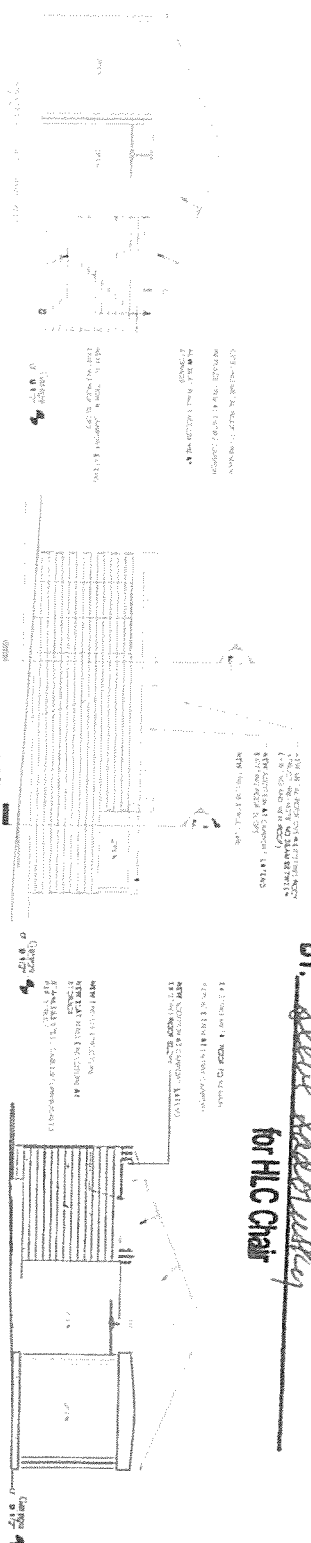
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Catherine Dennis Shaw
TX RA: 20054
TX RID: 10973

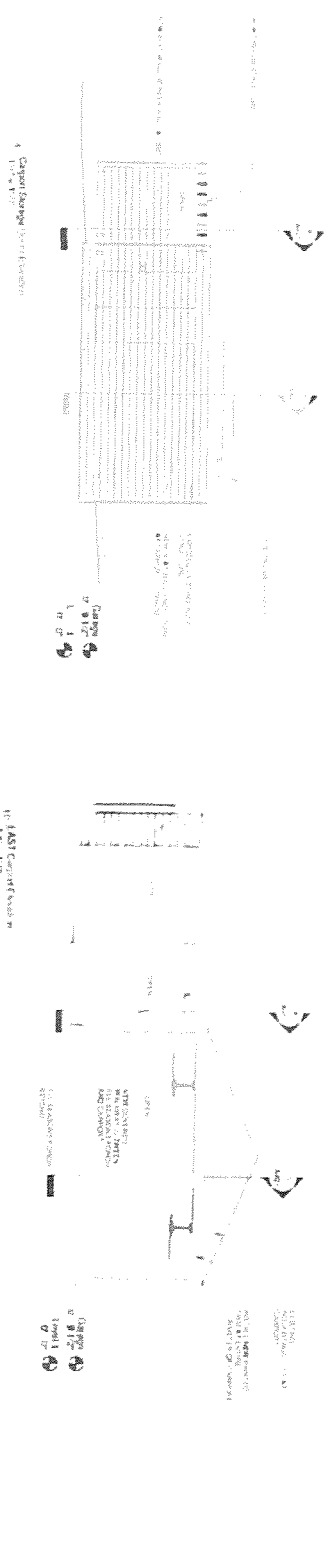
02.28.2014



1. Front Elevation
1/4" = 1'-0"

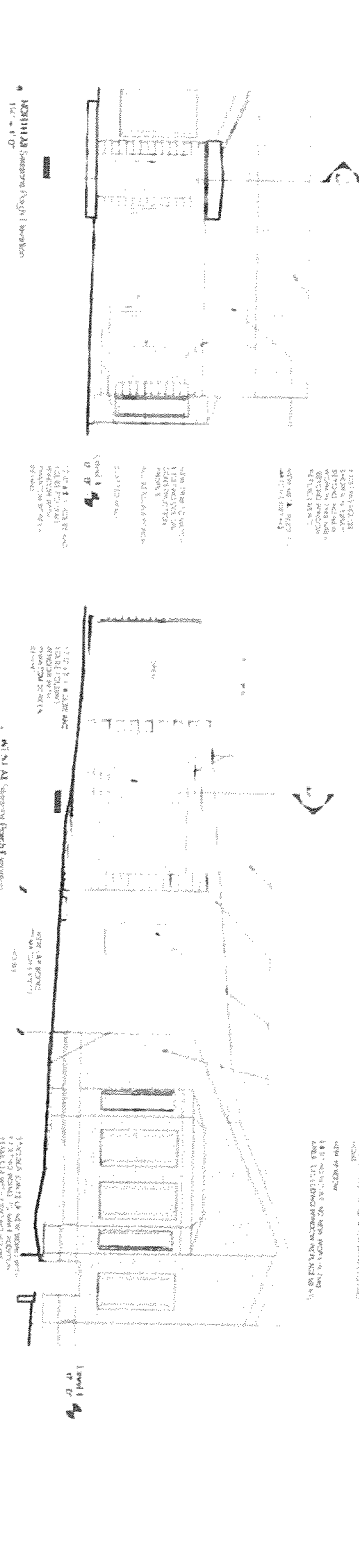
2. Side Elevation
1/4" = 1'-0"

3. Section
1/4" = 1'-0"



4. Rear Elevation
1/4" = 1'-0"

5. Section
1/4" = 1'-0"



6. Floor Plan
1/4" = 1'-0"

7. Detail
1/4" = 1'-0"

New All Seasons Porch
and Carport

Tom and Christine Suetts
1800 W. 29th Street | Austin, Texas 78703

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Sheet Name: Elevation

Sheet Number:

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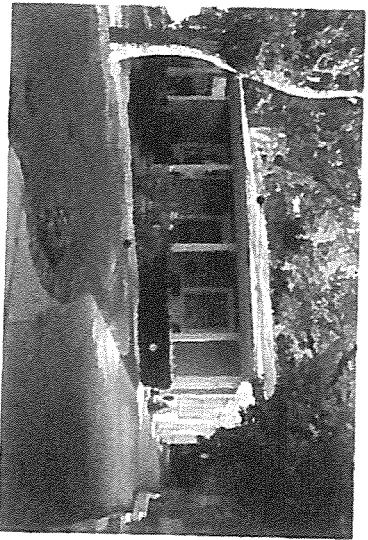
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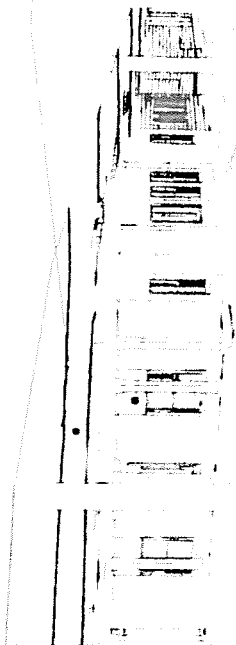
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BY: Steve Sabersky

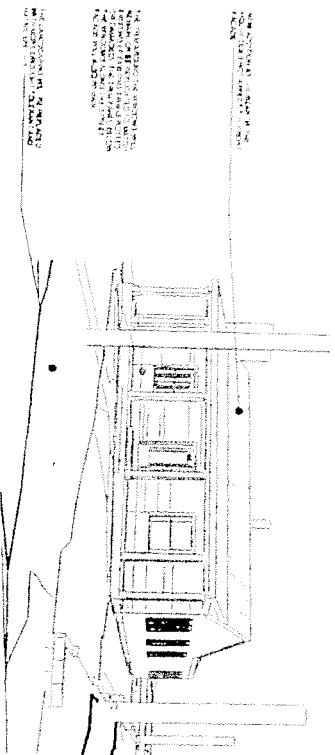
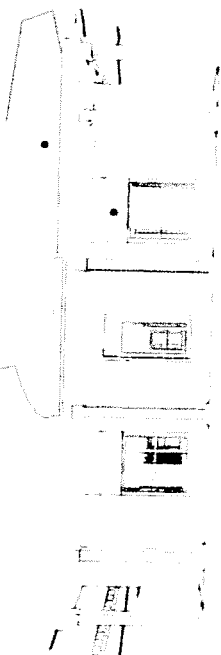
for HLC Chair



THE HISTORIC LANDMARK COMMISSION OF THE CITY OF AUSTIN, TEXAS, HAS REVIEWED THE ARCHITECTURAL DRAWINGS FOR THE PROPOSED CONSTRUCTION OF THE NEW ALL SEASONS PORCH AND CARPORT FOR THE PROPERTY LOCATED AT 1800 W. 29TH STREET, AUSTIN, TEXAS 78703. THE COMMISSION HAS DETERMINED THAT THE PROPOSED CONSTRUCTION IS COMPATIBLE WITH THE HISTORIC CHARACTER OF THE PROPERTY AND THE SURROUNDING AREA. THE COMMISSION HAS APPROVED THE ARCHITECTURAL DRAWINGS FOR THE PROPOSED CONSTRUCTION OF THE NEW ALL SEASONS PORCH AND CARPORT.



THE HISTORIC LANDMARK COMMISSION OF THE CITY OF AUSTIN, TEXAS, HAS REVIEWED THE ARCHITECTURAL DRAWINGS FOR THE PROPOSED CONSTRUCTION OF THE NEW ALL SEASONS PORCH AND CARPORT FOR THE PROPERTY LOCATED AT 1800 W. 29TH STREET, AUSTIN, TEXAS 78703. THE COMMISSION HAS DETERMINED THAT THE PROPOSED CONSTRUCTION IS COMPATIBLE WITH THE HISTORIC CHARACTER OF THE PROPERTY AND THE SURROUNDING AREA. THE COMMISSION HAS APPROVED THE ARCHITECTURAL DRAWINGS FOR THE PROPOSED CONSTRUCTION OF THE NEW ALL SEASONS PORCH AND CARPORT.



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Catherine Debie Show
TX RA: 20054
TX RID: 10773
02.28.2014

New All Seasons Porch and Carport

Tom and Christine Suehs
1800 W. 29th Street | Austin, Texas 78703

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Sheet Name:
3D Views

Sheet Number:

A002

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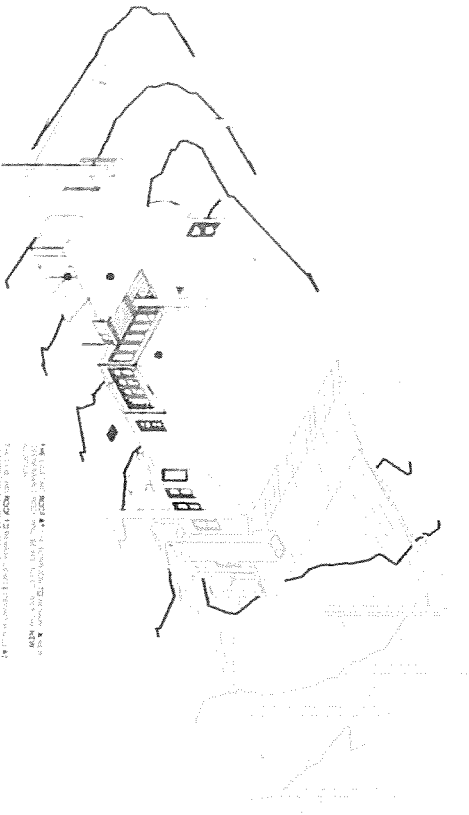
HISTORIC LANDMARK COMMISSION

DATE: 2-28-14

BY: House Judiciary
for HLC Chair



1. ALL SEASONS PORCH AND CARPORT
2. ALL SEASONS PORCH AND CARPORT
3. ALL SEASONS PORCH AND CARPORT
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2. All Seasons Porch and Carport

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Catherine Denise Shew

TX RA: 20054

TX RD: 10973

02.28.2014

New All Seasons Porch and Carport

Tom and Christine Suehs
1800 W. 29th Street | Austin, Texas 78703

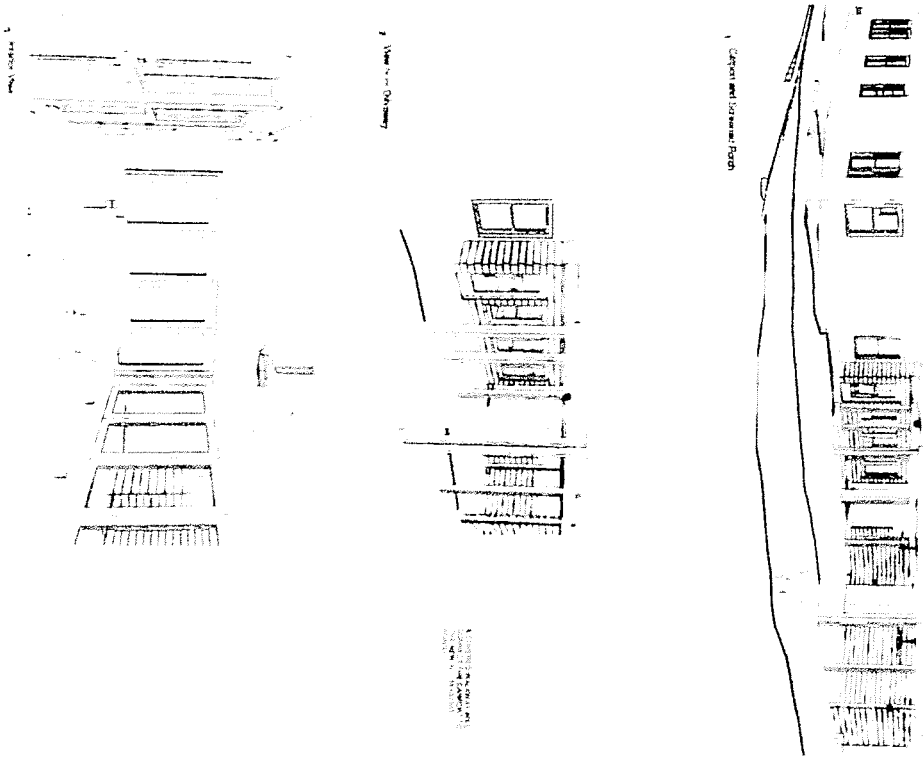
NOT FOR CONSTRUCTION

Set Issued: Date Issued:

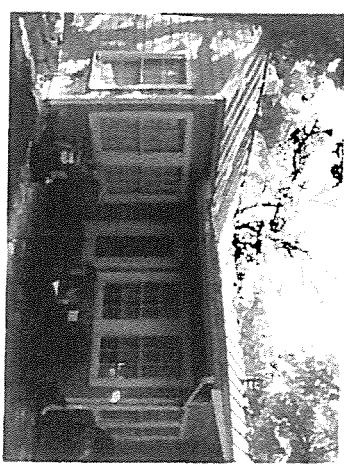
Sheet Name: 3D Views

Sheet Number

A003



THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE PROPERTY OF PLUMB ARCHITECTURE AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLUMB ARCHITECTURE.



APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 2-28-14
 BY: Steve Labovitzky
 for HLC Chair

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 Preliminary
 For Review Only
 These documents are for Design Review and not intended for Construction, Bidding, or Permit purposes. They were prepared by, or under supervision of:
 Catherine Darlie Shaw
 TX RA: 20034
 TX RID: 10973
 02.28.2014

New All Seasons Porch and Carport
 Tom and Christine Suehs
 1800 W. 29th Street | Austin, Texas 78703
NOT FOR CONSTRUCTION

Sheet Name:
 3D Views
 Sheet Number:
A004

GENERAL NOTES - DEMOLITION

1. All work shall be in accordance with the City of Austin, Texas, and the State of Texas, and the applicable codes and regulations.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
3. The contractor shall be responsible for the safety of all workers and the public during the demolition process.
4. The contractor shall be responsible for the proper disposal of all debris and materials in accordance with applicable laws and regulations.
5. The contractor shall be responsible for the protection of all adjacent properties and structures during the demolition process.
6. The contractor shall be responsible for the completion of all work within the specified time frame.
7. The contractor shall be responsible for the maintenance of all records and documents related to the demolition process.
8. The contractor shall be responsible for the payment of all bills and invoices related to the demolition process.
9. The contractor shall be responsible for the coordination of all work with the other trades and subcontractors.
10. The contractor shall be responsible for the overall management and supervision of the demolition process.

TYPICAL NOTES - DEMOLITION

Demolition of the existing structure shall be in accordance with the City of Austin, Texas, and the State of Texas, and the applicable codes and regulations.

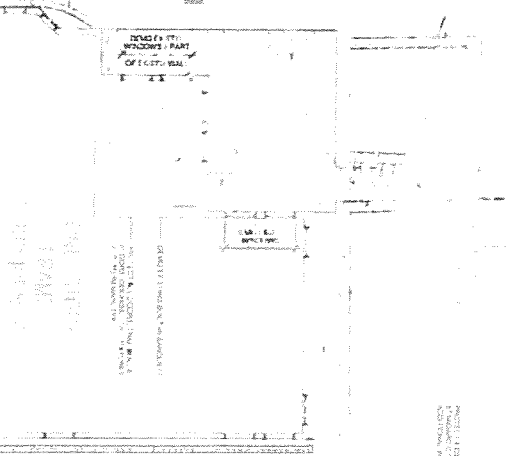
APPROVED BY

HISTORIC LANDMARK COMMISSION

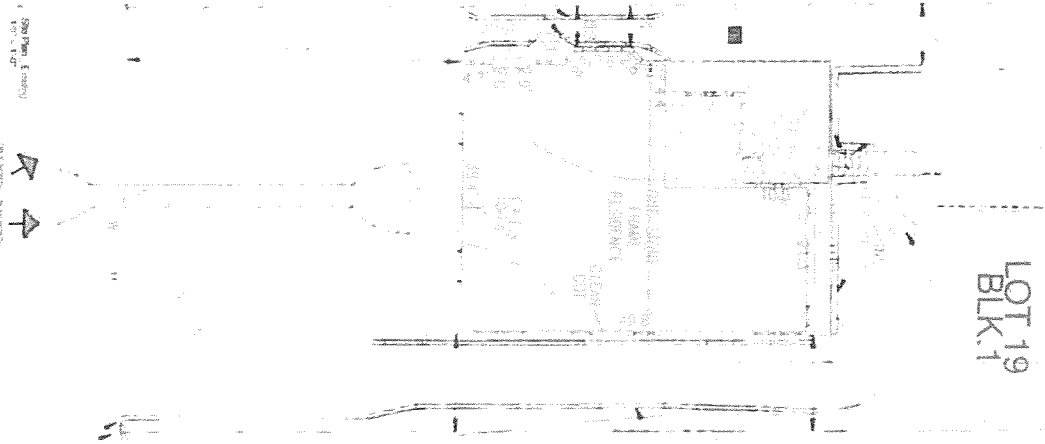
DATE: 2-28-14

BY: Steve DeBenedictis

for HLC Chair



1. Existing Structure
2. Proposed Demolition



LOT 19
BLK 1

3. Existing Structure
4. Proposed Demolition

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Review and not intended for
Construction, Bidding, or Permit
Purpose. They were prepared
by, or under supervision of:

Catherine Denise Shaw
TX RA: 20054
TX RID: 10973

02.28.2014

**New All Seasons Porch
and Carport**

Tom and Christine Suehs
1800 W. 29th Street | Austin, Texas 78703

NOT FOR CONSTRUCTION

Set Inset: Date Inset:

Sheet Name:
Demolition

Sheet Number:

A101

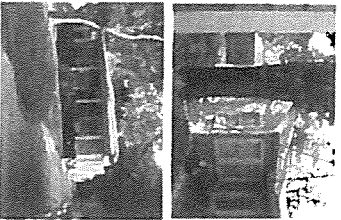
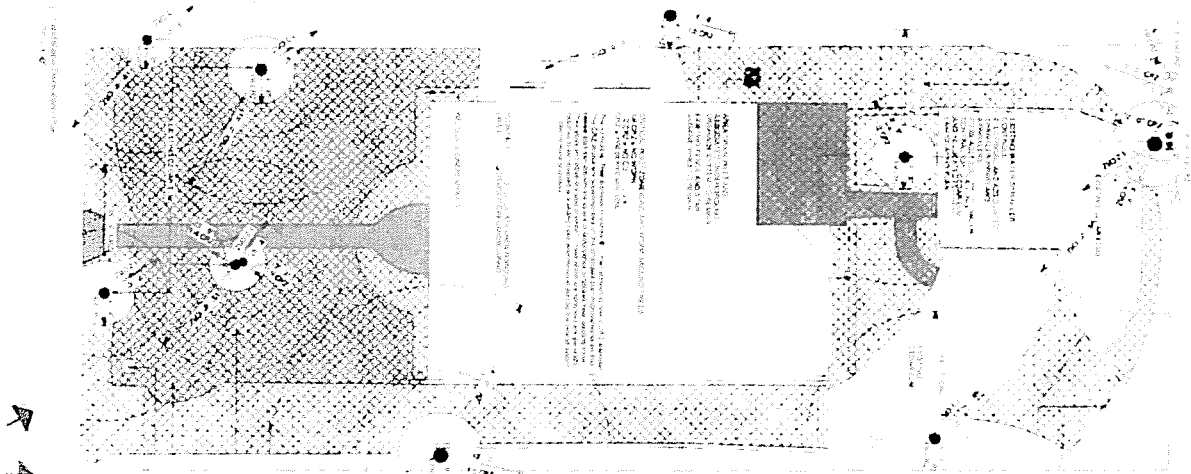
APPROVED BY

HISTORIC LANDMARK COMMISSION

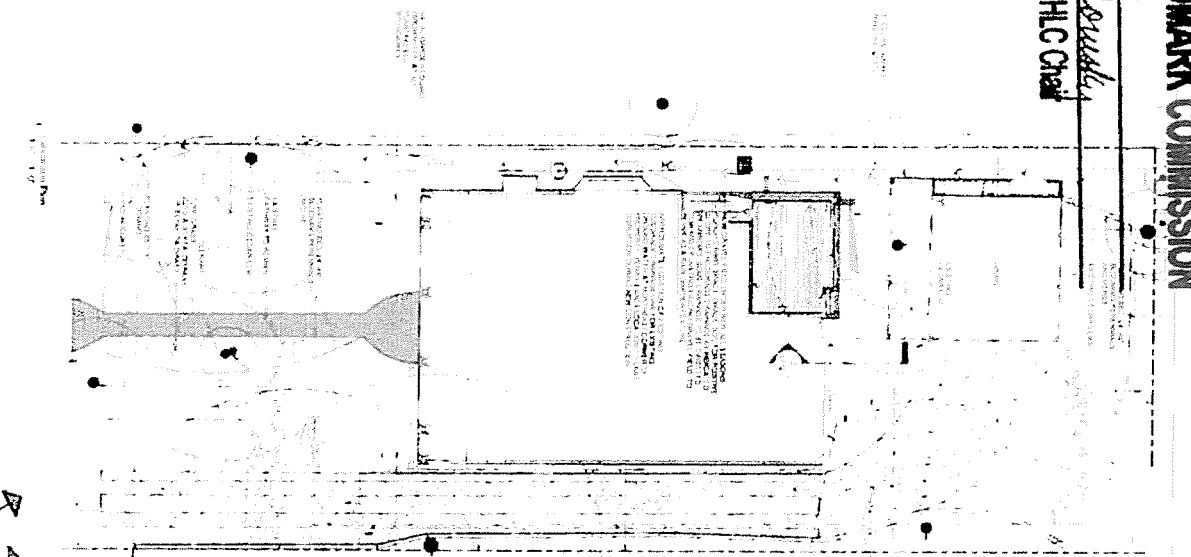
DATE: 2-26-14

BY: Steve Rodewald

for HLC Chair



NOTES:
1. ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.
2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.



NOTES:
1. ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.
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4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN HISTORIC LANDMARK COMMISSION (HLC) REGULATIONS.

New All Seasons Porch and Carport

Tom and Christine Suehs
1800 W. 29th Street | Austin, Texas 78703

NOT FOR CONSTRUCTION

Set/Issued: Date Issued:

Sheet Name: Landscape Plan

Sheet Number:

L101

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For Review Only
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under supervision of:
Catherine Dennis Shaw
TX RA: 2054
TX MC: 10973
02.26.2014

To Whom It May Concern,

RE: 1800 WEST 29TH STREET

Mr. and Mrs. Suehs purchased the home at the above referenced location in 2008. Shortly after purchase, they had the home remodeled which included a redo of the front porch. The permit for this work was finalized and closed out upon completion.

In 2014, the homeowners hired a company to do the following work: (a) add a new screened porch (b) addition of an office nook (c) conversion of garage to carport with an enclosed area in the rear. During the inspection process, the inspector requested an impervious cover survey. Because of this requirement, the homeowners are unable to close out the permit because they are over the allowed percentage.

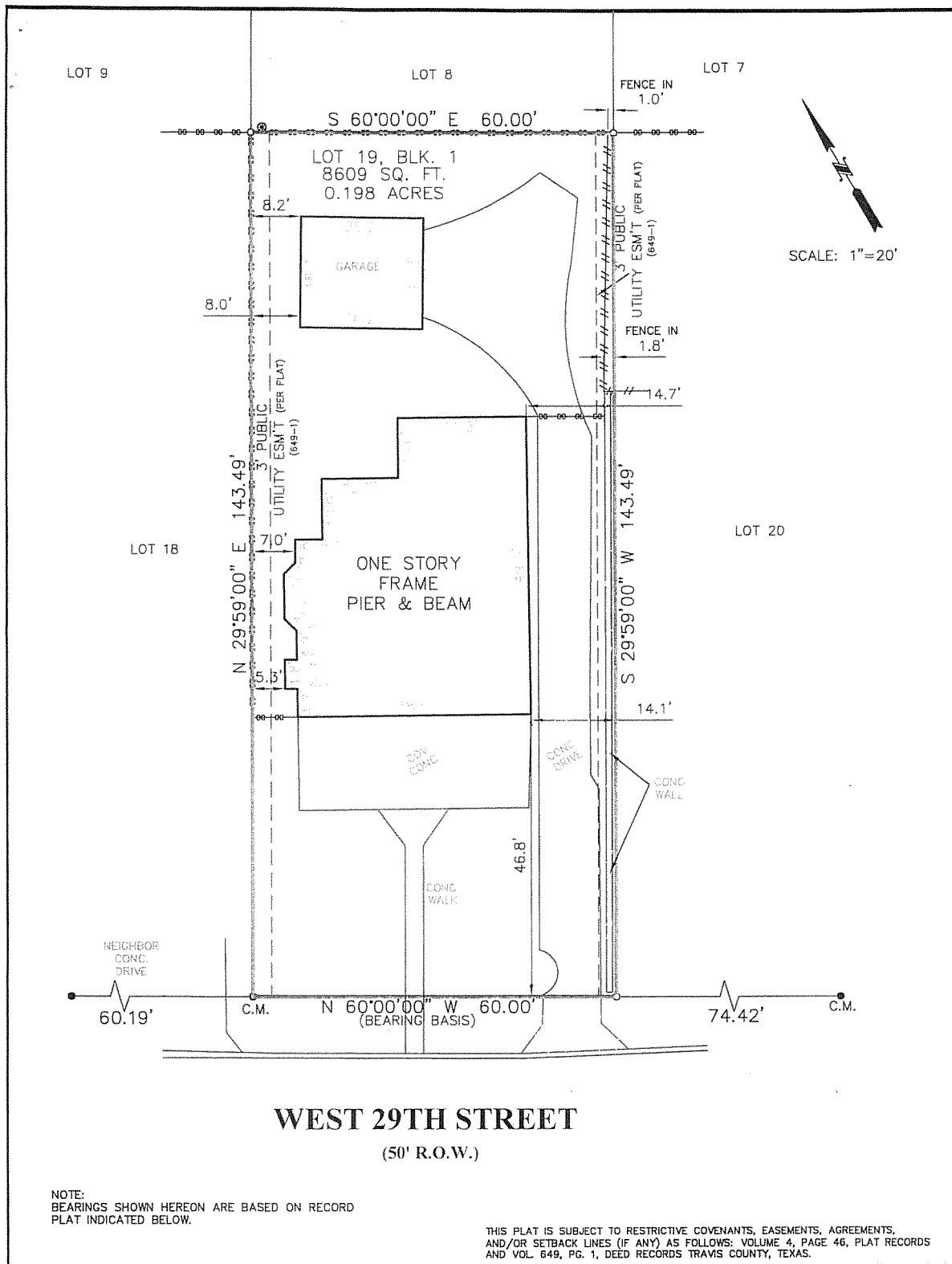
While performing the research on this home through the attached surveys, the home has always been over the percentage on impervious cover (this dates back to 1987). As a matter of fact, the oldest existing survey (1987) indicates a 51% impervious cover. In 2013, the property had 54% impervious cover and in 2014 when the requested survey was completed, there was 53% impervious cover.

Mr. and Mrs. Suehs are now requesting a variance in order to close out and final their open permit. Because this home has always been over the minimum impervious percentages (since the 1980's), a variance today will allow closure on this matter. This home sits on underground springs and has existing drainage issues, removal of areas such as the driveway are not viable options. Mr. and Mrs. Suehs have a handicapped daughter, so removal of the driveway or walkway would make it nearly impossible for her to navigate in and around her home.

I trust that you will agree with us on this matter and grant them the necessary variance. Thank you for your time and cooperation.

Sincerely,

Heather Jones



PROPERTY ADDRESS
1800 WEST 29TH STREET

BORROWER
THOMAS M. SUEHS, CHRISTINE P. SHUEHS

PROPERTY DESCRIPTION

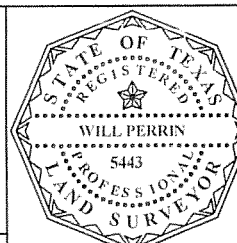
LOT 19, BLOCK 1, BRYKERWOODS C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 46 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 48453C, Panel No. 0205E, Panel Dated 06-16-93, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status off of FEMA's FIRM. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR
● = FND 1/2 IRON ROD
B.S. = BUILDING SETBACK
C.M. = CONTROLLING MONUMENT
--- = WOOD FENCE
--- = CHAIN LINK FENCE
⊙ = POWER POLE

DRAWN BY: J.W.



I, WILL PERRIN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

WILL PERRIN
Registered Professional Land Surveyor
Texas Registration No. 5443

G.F. NO. 14664-08-00159 JOB NO. 35285

TITLE COMPANY: NORTH AMERICAN TITLE CO.

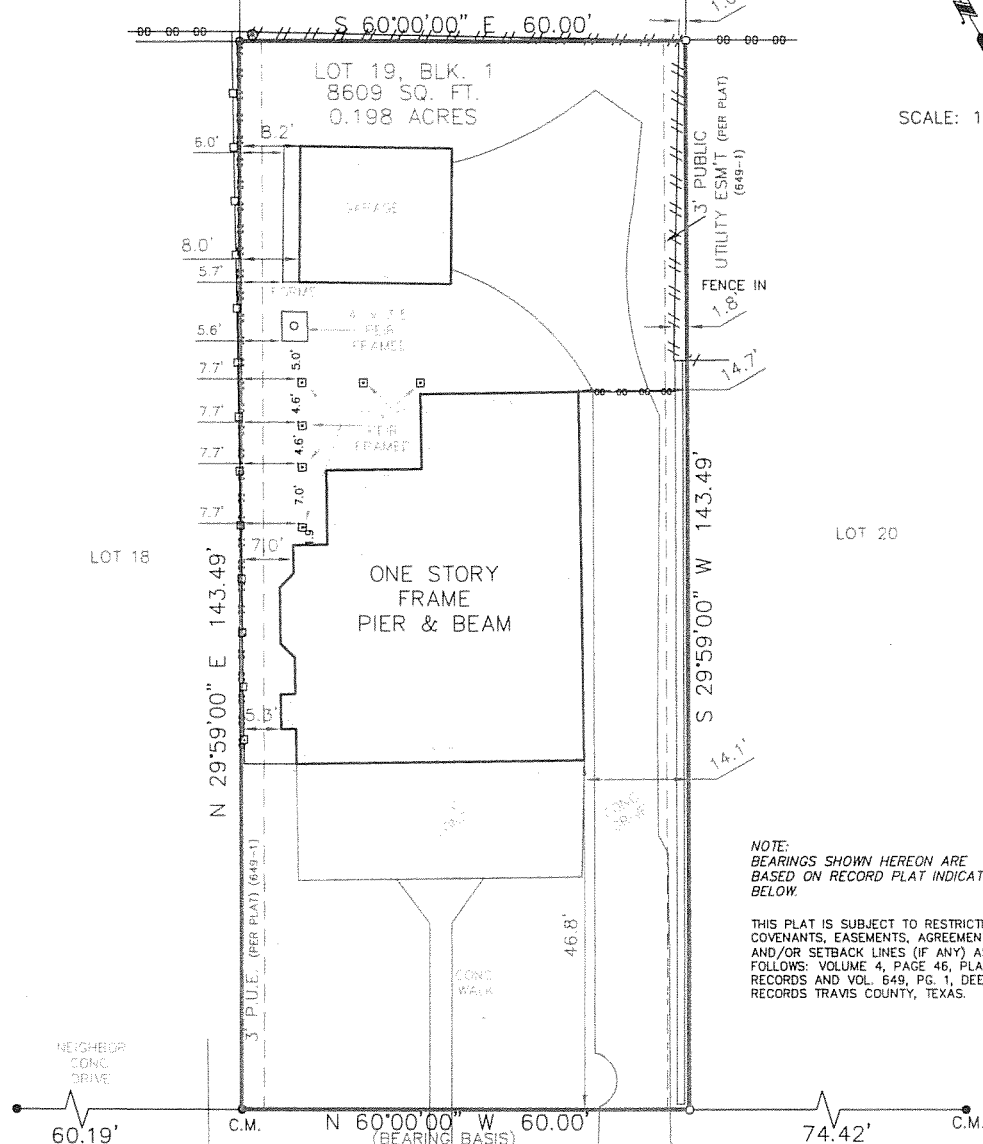
DATE: MAY 1, 2008



LOT 8

LOT 7

SCALE: 1"=20'



LOT 19, BLK. 1
8609 SQ. FT.
0.198 ACRES

PUBLIC
SM'T (PER PLAT)
(649-1)

FENCE IN

S 29°59'00" W 143.40'

LOT 20

NOTE:
BEARINGS SHOWN HEREON ARE
BASED ON RECORD PLAT INDICATED
BELOW

THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 4, PAGE 46, PLAT RECORDS AND VOL. 649, PG. 1, DEED RECORDS TRAVIS COUNTY, TEXAS.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

W. 29TH STREET

(50' R.O.W.)

REVISED JULY 3, 2014- PIER LOCATIONS

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0205 E, which is Dated 06-16-1993. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the Interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

Property Address:

1800 WEST 29TH STREET

Property Description:

LOT 19, BLOCK 1, BRYKERWOODS C, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT
OF RECORD IN VOLUME 4, PAGE 46 PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

Owner:

THOMAS M. SUEHS, CHRISTINE P. SHUEHS

FIRM REGISTRATION NO.
10111700

FIRM REGISTRATION NO.
10111700

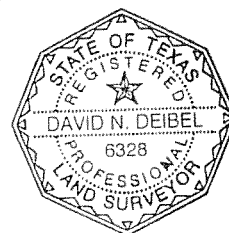
**Westar
Alamo**

LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- 1/2" IRON ROD TO BE SET
 ● FND 1/2" IRON ROD
 () RECORD INFORMATION
 B.S. BUILDING SETBACK
 C.M. CONTROLLING MONUMENT

DRAWN BY: JW



I, DAVID N. DEIBEL, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

DAVID N. DEIBEL

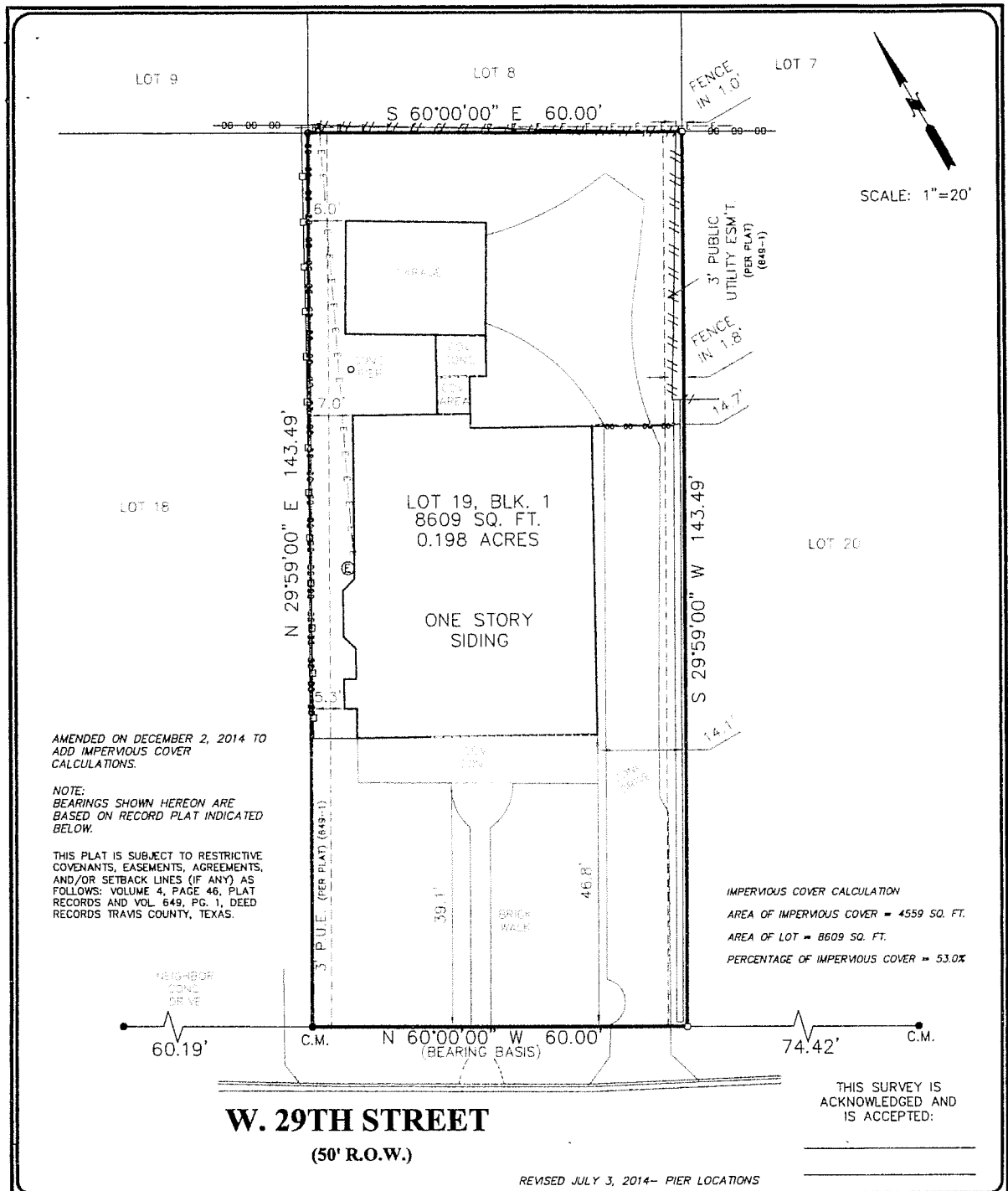
Registered Professional Land Surveyor
Texas Registration No. 6328

G.F. NO.	N/A
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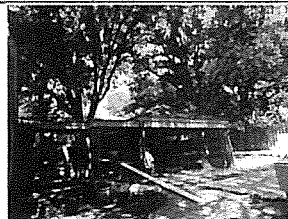
JOB NO.	60521
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TITLE COMPANY: N/A

DATE: 06-30-2014



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0445, which is dated 09/26/2009. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:
1800 WEST 29TH STREET

Property Description:
LOT 19, BLOCK 1, BRYKERWOODS C, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 46 PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

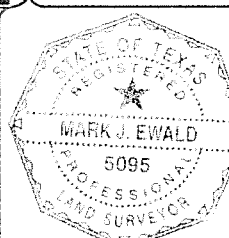
Owner:
SCOTT MURRY

FIRM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- = 1/2" IRON ROD TO BE SET
- = END 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = CHAIN LINK FENCE
- = WROUGHT IRON FENCE
- /— = WOOD FENCE
- ⊙ = POWER POLE
- E— = OVERHEAD ELECTRIC
- ⊕ = ELECTRIC METER



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO. N/A JOB NO. 61209 TITLE COMPANY: N/A DATE: 08/21/2014

DRAWN BY: JW/LG

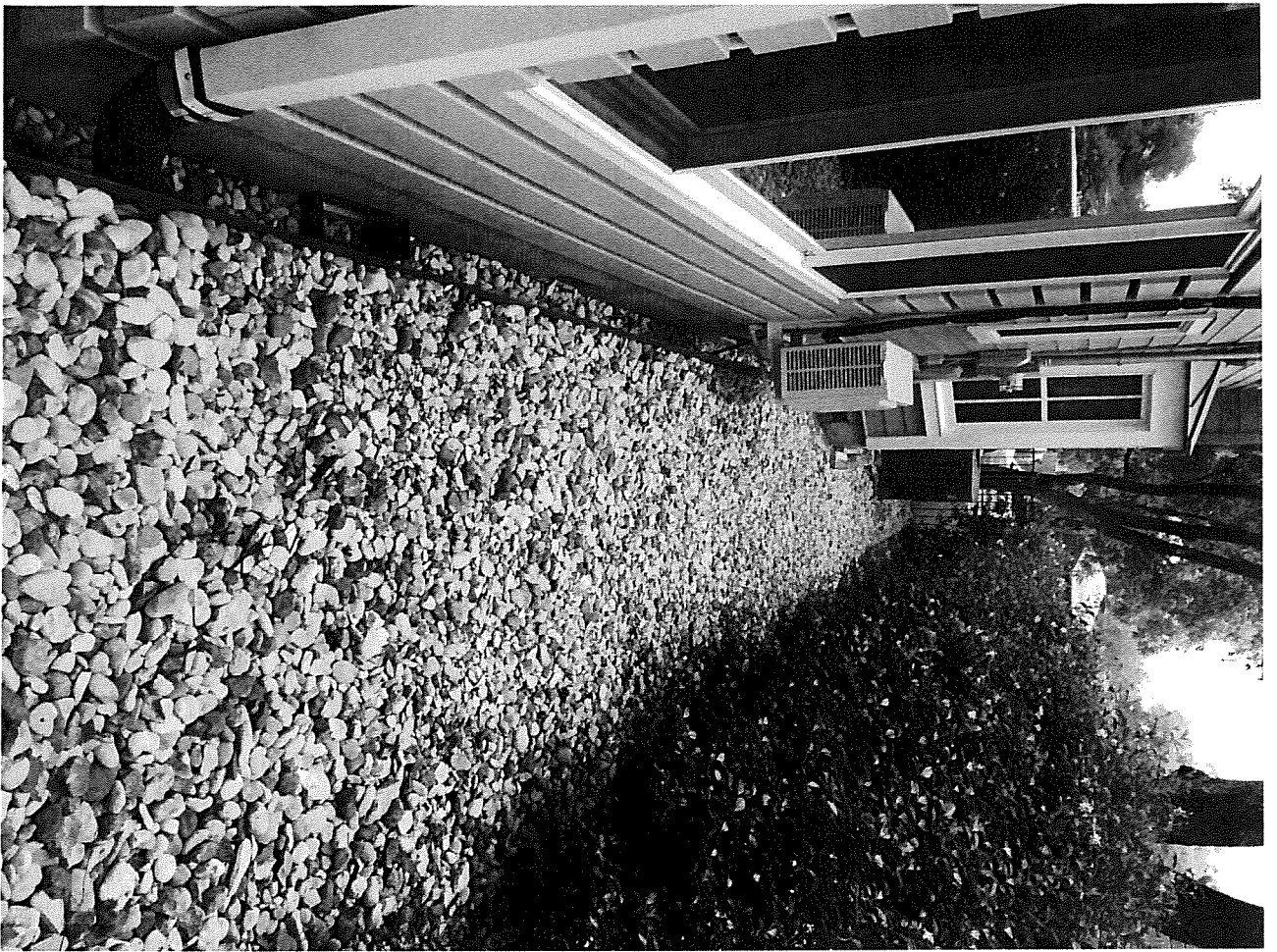
total IMPERVIOUS COVER in 1987 4423 1/4

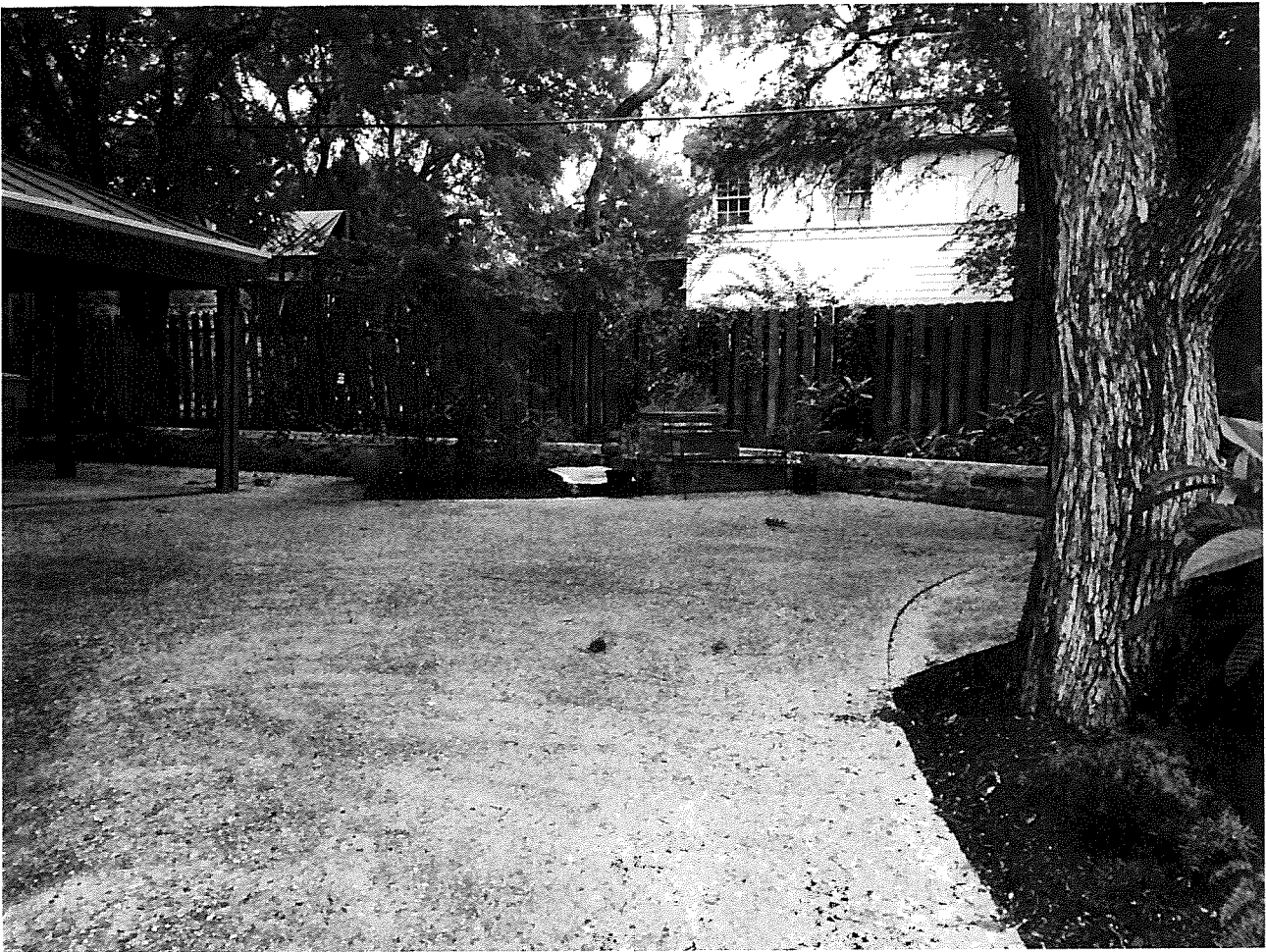
4423
8610 = 51%

<p>Wood fence ———— Chain Link fence ———— PP - Power Pole</p>		<p>NOTE: (1) Lot is subject to Restrictive Covenants as recorded in Book 4, Pg. 46, Travis County Plat Records; Vol. 669, Pg. 1, Travis County Deed Records.</p> <p>(2) Subject Property does NOT lie within the limits of a special flood hazard zone, as determined from F.I.A./H.U.D. Flood Hazard Map, Community Panel No. 480624-0073-B, dated September 2, 1981.</p>
<p>LEGAL DESCRIPTION: Lot 19, Block 1, BRYKER-ROODS "C", an addition in Travis County, Texas, according to the map or plat recorded in Book 4, Page 46, Travis County Plat Records.</p>		
<p>PURCHASER: R. C. CERNY AND WIFE, KAREN M. KERKERING</p>	<p>TITLE CO.: GRACY</p>	
<p>ADDRESS: 1800 WEST 29TH STREET</p>	<p>G. F. NO.: 87103950</p>	
<p>I hereby certify that this plat correctly represents a survey made upon the ground under my supervision on <u>October 30</u>, 19 <u>87</u>, and that there are no encroachments upon this property, except as shown hereon, and that said Survey conforms to the current T.S.A. Standards for a Category 1A, Condition III Survey.</p> <p style="text-align: right;">Robert M. Sherrod, R.P.S. State of Texas No. 2519</p>		
<p>NOTE</p>		
<p>TERRA SURVEYING COMPANY, INC.</p>	<p>9020 CAPITOL OF TEXAS HWY. NORTH SUITE 348 512-343-6205 Austin, Texas 78759</p>	
<p>DATE 11-2-87</p> <p>SCALE 1" = 20'</p>	<p>DRAWN hjd</p> <p>CHK'D DJK</p> <p>TSC JOB No. 0300-871681</p>	

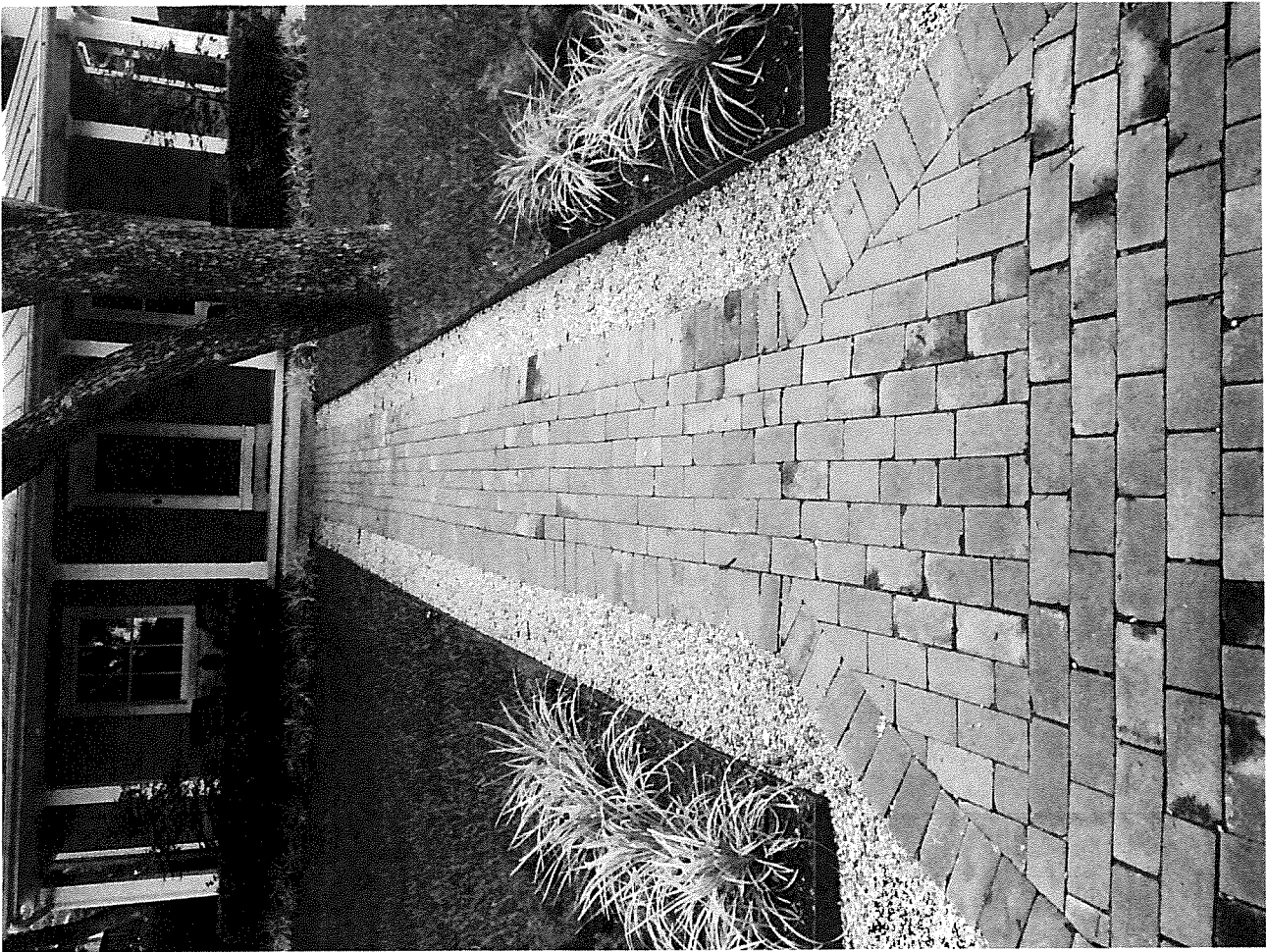














CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

8/12/08

BP Number	08-061748 RM
Building Permit No.	08063590
Plat No.	Date 8.6.8
Reviewer	

PRIMARY PROJECT DATA

Service Address	1800 West 29 th Street	Tax Parcel No.	01180208210000
Legal Description	Lot 19 Block 1 Subdivision Brykerwoods Section C Phase		
If in a Planned Unit Development, provide Name and Case No. (attach final approved copies of subdivision and site plan)			
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.			
Description of Work	<input checked="" type="checkbox"/> Remodel (specify) Remodel kitchen & bathrooms, replace roofing, possible porch replacement, replace HVAC system <input type="checkbox"/> New Residence <input type="checkbox"/> Duplex <input type="checkbox"/> Garage attached <input type="checkbox"/> detached <input type="checkbox"/> Carport attached <input type="checkbox"/> detached <input type="checkbox"/> Pool <input type="checkbox"/> Addition (specify) <input type="checkbox"/> Other (specify)		
Zoning (e.g. SF-1, SF-2...)			
- Height of Principal building 16'6" ft. # of floors 1 Height of Other structure(s) 12 ft. # of floors 1			
- Does this site currently have water and wastewater availability? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.			
- Does this site have a septic system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.			
Does this site have a Board of Adjustment ruling? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach the B.O.A. documentation			
Will this development require a cut and fill in excess of 4 feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does this site front a paved street? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No A paved alley? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

VALUATIONS FOR REMODELS ONLY

Building \$ 55000 2000
 Electrical \$ 7693
 Mechanical \$ 9079
 Plumbing \$ 13000
 Driveway/
 Sidewalk \$
 TOTAL \$ 84,772 49,772
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size _____ sq.ft.
 Job Valuation - Principal Building \$
 (Labor and materials)
 Job Valuation - Other Structure(s) \$
 (Labor and materials)

TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 84,772
 (Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$	\$ 135
Electrical	\$	\$ 77
Mechanical	\$	\$ 70
Plumbing	\$	\$ 2086
Driveway/ Sidewalk	\$	\$
TOTAL	\$ 2086	\$
DATE:	8-8-2008	
BY:	for HLC Chair	

OWNER / BUILDER INFORMATION

OWNER	Name	Thomas & Christine Suehs	Telephone (h)	(512) 330-0802
			(w)	(512) 424-6526
BUILDER	Company Name	Murray Construction	Telephone	(512) 698-7291
	Contact/Applicant's Name	Scott Murray	Pager	
DRIVEWAY/ SIDEWALK	Contractor	JP Concrete	FAX	(512) 469-0221
			Telephone	243-1230
CERTIFICATE OF OCCUPANCY	Name	Thomas & Christine Suehs	Telephone	(512) 330-8282
	Address	1800 W. 29 th	City	Austin ST TX ZIP 78703

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☒ e-mail: fruz7@hotmail.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Scott Murray DATE 8-5-08

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 10105

Rejection Notes/Additional Comments (for office use only):

8-6-8 - Rejected: Hist. Review Needed

APPROVED BY
HISTORIC LANDMARK COMMISSION
08/22/08

NRD-08-0136 OWA

**CITY OF AUSTIN
APPLICATION FOR REVIEW OF A PERMIT
WITHIN A NATIONAL REGISTER HISTORIC DISTRICT**

AUG - 5 2008
NPZD/CHPO

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form. Signature by the property owner is required.

Address of Property: 1800 W. 29TH ST, AUSTIN, TX 78703

Proposed Use: SINGLE FAMILY HOME

APPLICANT

Name: <u>THOMAS SUEHS</u>		
Mailing Address: <u>1800 W. 29TH ST.</u>	Telephone: (512) <u>431-7553</u>	
City: <u>AUSTIN</u>	Zip: <u>78703</u>	Fax: <u>()</u>
E-mail: <u>tsuehs@sbcglobal.net</u>		

OWNER

Name: <u>THOMAS SUEHS</u>		
Mailing Address: <u>1800 W. 29TH ST</u>	Telephone: (512) <u>431-7553</u>	
City: <u>AUSTIN</u>	Zip: <u>78703</u>	Fax: <u>()</u>
E-mail: <u>tsuehs@sbcglobal.net</u>		

ARCHITECT (if applicable)

Name: <u>N/A</u>		
Mailing Address: _____	Telephone: <u>()</u>	
City: _____	Zip: _____	Fax: <u>()</u>

CONTRACTOR (if applicable)

Name: <u>SCOTT MURRAY</u>			HISTORIC LANDMARK COMMISSION DATE: <u>8-8-2008</u> <i>g Villard</i> Telephone: (512) <u>698-7291</u> BY: <u>(512) 4127-0221</u> Fax: <u>(512) 4127-0221</u>
Mailing Address: <u>1109 CECELIA</u>			
City: <u>TAYLOR</u>	Zip: <u>76574</u>		

Brief description of proposed work: REMODEL KITCHEN & BATHROOMS, REPLACE ROOFING WITH STANDING SEAM METAL, INTERIOR & EXTERIOR PAINTING, REPLACE TILE FLOORING

Owner's Signature (Required)

Date

Applicant's Signature (Required)

Date

For City Use Only:

Application review date: _____

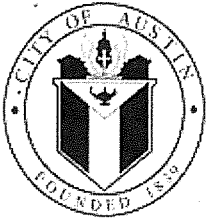
Reviewer: _____

Application Complete: Y/N (If no: Date applicant contacted: _____)

Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)

Date Application Completed: _____

August 6, 2008 QTY		City of Austin Historic Preservation Office		RATE	TOTAL
1		National Register Historic District Application-Old West Austin		\$100.00	\$100.00
0				\$0.00	\$0.00
0					
August 6, 2008 Thomas Suehs, 1800 West 29th Street		Paid		Total Due	\$100.00
				\$100.00 ck# 1017	



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2008-063590 BP

ISSUE DATE: 02/27/2009

BUILDING ADDRESS: 1800 W 29TH ST

LEGAL DESCRIPTION: Lot: 19 Block: 1 Subdivision: BRYKER WOODS C

PROPOSED OCCUPANCY:

R- 435 Renovations/Remodel

Remodel - complete remodel of kitchen and bathrooms to replace electrical and plumbing fixtures as needed; new roof for sf res and new HVAC system throughout.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR: 2006

CODE TYPE: International Residential Code

FIXED OCCUPANCY:

NON FIXED OCCUPANCY:

CONTRACTOR: Scott T. Murray, Murray Construction

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

A handwritten signature in cursive script, appearing to read "Carl Wren", written over a horizontal line.

For Carl Wren Building Official

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

Project Information

Project Address: <u>1800 W 29 Street Austin, TX 78703</u>	Tax Parcel ID: <u>01-1802-0821-0000</u>
Legal Description: <u>Lot 19 Blk 1 Brykerwoods C</u>	
Zoning District or PUD:	Lot Size (square feet): <u>8609</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable): <u>Brykerwoods</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have or will it have an auxiliary water source? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input checked="" type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms: <u>3</u>	# of bedrooms upon completion: <u>3</u>	# of existing baths: <u>2</u>	# of baths upon completion: <u>2</u>
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Removal of all or part of a structure requires a demolition permit.			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>add new screen porch to rear of house, add office nook to side of house, partially remove garage walls to form carport, add small enclosed area to rear wall of garage / carport</u>			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) (circle all that apply)			

Job Valuation

Total Job Valuation: \$ <u>42000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>32000</u> Bldg: \$ <u>25000</u> Elec: \$ <u>2500</u> Plmbg: \$ <u>1500</u> Mech: \$ <u>3000</u> Primary Structure: \$ _____ Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>9000</u> Bldg: \$ <u>8500</u> Elec: \$ <u>500</u> Plmbg: \$ _____ Mech: \$ _____
--------------------------------------	--	--

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.

Building and Site Area

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1,748	257	1974
b) 2 nd floor conditioned area			
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)			
f) Covered Patio, Deck or Porch			
g) Balcony			
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)			
j) Pool			
k) Spa			

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Total Building Coverage (sq ft): 2,649 % of lot size: 30

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 3867 % of lot size: 45

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? ☐ Y ☒ N (LDC 25-2-513)

Does any structure (or an element of a structure) extend over or beyond a required yard? ☐ Y ☒ N (LDC 25-2-513)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) ☐ Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 16 ft Number of Floors: 1

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) ☐ Y ☒ N

***Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.**

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? ☐ Y ☒ N

Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? ☐ Y ☒ N

Subchapter F – 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor	<u>1,718</u>	<u>257</u>		<u>1,974</u>
2 nd Floor	_____	_____		_____
3 rd Floor	_____	_____		_____
Basement	_____	_____		_____
Attic	_____	_____		_____
Garage (attached)	_____	_____		_____
(detached)	_____	_____		_____
Carport (attached)	_____	_____		_____
(detached)	_____	_____		_____
Accessory building(s)	_____	_____		_____
(detached)	_____	_____		_____
Ceilings over 15 ft	_____	_____		<u>1,974</u>
TOTAL GROSS FLOOR AREA				<u>1,974</u>

(Total Gross Floor Area /lot size) = .38 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☒ Y ☐ N
- Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☐ Y ☒ N
- Is a sidewall articulation required for this project? ☐ Y ☒ N
- Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N
- Are any ceilings over 15 feet in height? ☐ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

Contact Information			
Owner	THOMAS M. SUEHS	Applicant or Agent	Scott Murray
Mailing Address	1800 W. 29, Austin TX 78707	Mailing Address	1109 Cecelia St Taylor TX 76544
Phone	512-431-7553	Phone	512-698-7291
Email	THOMAS.SUEHS@SUEHS.NET	Email	FRUZZ7@h-tmail.com
Fax		Fax	
General Contractor	Scott Murray	Design Professional	Denise Shaw / Plumb Architecture
Mailing Address	1109 Cecelia St Taylor Texas 76544	Mailing Address	P.O. Box 5188 Austin 78760
Phone	512-698-7291	Phone	512-560-8655
Email	FRUZZ7@h-tmail.com	Email	denise@plumbarchitecture.com
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: <u>Thomas M Suehs / Scott Murray</u>	Date: <u>1/7/14</u>
Design Professional's signature: _____	Date: _____

April 7, 2014

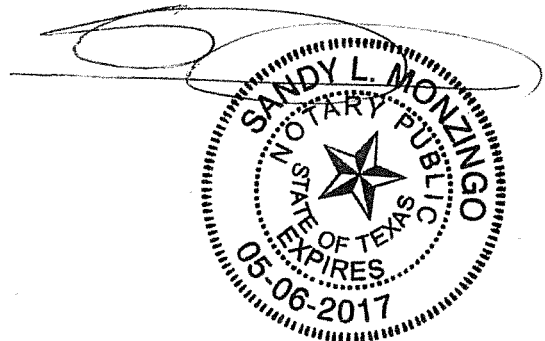
To Whom It May Concern:

Scott Murray, 1109 Cecelia St, Taylor Texas 76574 is my contractor of record for the modifications to my residence at 1800 west 29th Austin, Texas 78703. Furthermore Scott Murray is designated as my agent for permits and other activities necessary for the project.

Thomas M Suehs

Thomas M. Suehs
1800 west 29th
Austin Texas 78703
512-431-7553thomas.suehs@suehs.net

4-7-2014



One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



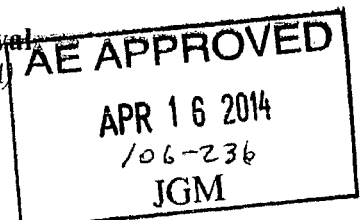
Austin Energy
Building Service Planning Application (BSPA)

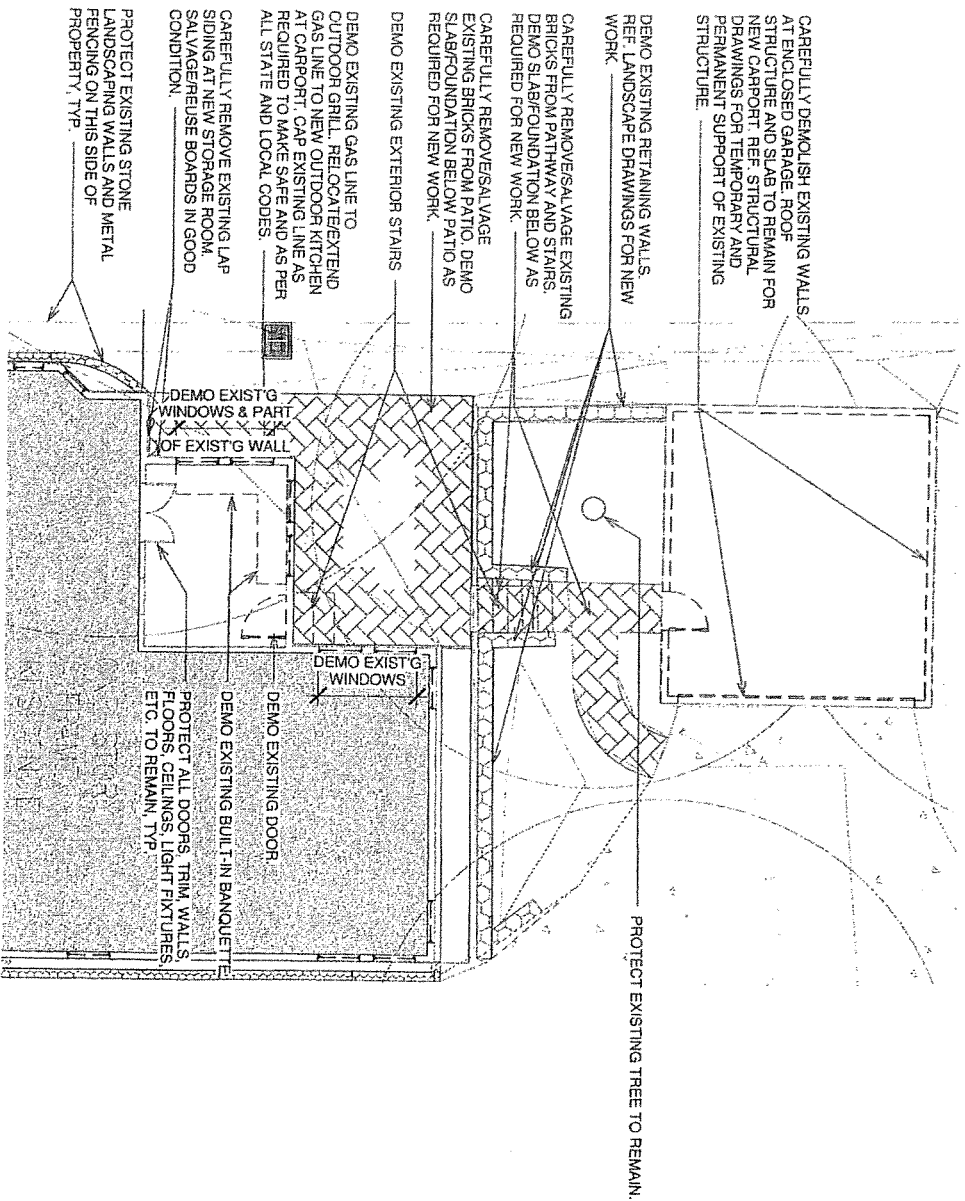
This form to be used for review of Building Permit only

Responsible Person for Service Request <u>Scott Murray</u>		
Email <u>fruz7@hotmail.com</u>	Fax <u>512 469 0221</u>	Phone <u>512 698 7291</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>1800 W. 29th</u>		OR
Legal Description <u>Brykerwoods C</u>		Lot <u>19</u> Block <u>1</u>
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)		
Location of meter <u>NW Corner of house</u>		
Number of existing meters on gutter <u>1</u> (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Screened Porch And Rear Wall to Garage</u>		
ESPA Completed by (Signature & Print Name) <u>Scott Murray</u>		Date <u>4-15-14</u> Phone <u>512 698 7291</u>
AE Representative _____		Approved <input type="checkbox"/> Yes <input type="checkbox"/> No _____
Date _____		Phone _____

Application expires 180 days after the date of approval.
(Any change to the above information requires a new ESPA)

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

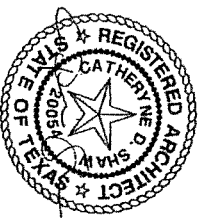




1 DEMO PLAN
1/8" = 1'-0"

New All Seasons Porch and Carport MINI SET - DEMO PLAN

03.06.2014



PROJECT ADDRESS
Tom & Christine Suehs
1800 W. 29th Street
Austin, TX 78703

plumb
architecture
plumb • good • design



Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: cityarborist@austintexas.gov Website: www.austintexas.gov/department/city-arborist

ROWID: 11104916
Mapscop Pg: 5542

Application request* (specify all that apply):

- ☐ Tree removal (LDC 25-8-602[3])
☒ Critical Root Zone impacts (ECM 3.5.2 A)
☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1800 W. 29th ST, Austin TX 78703

Name of owner or authorized agent: Scott Murray

Building permit number (if applicable): _____

Telephone #: 512-698-7291 Fax #: 512-469-0271 E-mail: _____

Tree Species: Cedar Elm Tree location on lot: rear of house

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) 19"

General tree condition: ☐ Good / ☒ Fair / ☐ Poor / ☐ Dead

Reason for request: ☒ Development ☐ Tree condition ☐ Other: _____

Owner/ Authorized Agent Signature

Date

1. Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
2. This permit application only reviews for compliance with tree regulations.
3. The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

☐ Approved ☒ *Approved With Conditions ☐ Statutory Denial (more information required) ☐ Denied

Comments: _____

☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above), and

☐ Applicant agrees to plant _____ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

☒ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

☒ No additional impacts are permitted within the 1/2 Critical Root Zone, including utility trenching.

☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature

Date

City Arborist Signature

Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012



Demolition Application

Adopted December 2012

Application type: Commercial ☐Residential ☐

Fee paid: \$

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- _____ LHD_NRD_HDP - _____ Ca. _____
	REFERRED BY: _____ NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW— _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
Property Information	
Address: <u>1800 W. 29th</u> City/Zip: <u>Austin Texas 78703</u> Current use: <u>Res. garage</u>	
Demolition Type	
<input type="checkbox"/> Total <input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished. <u>garage walls, part of rear house roof</u>	
Applicant	
Name: <u>Scott Murray</u> Address: <u>1109 Cecelia St.</u> City/Zip: <u>Taylor, Tx. 76574</u> Phone: <u>512 698 7291</u> Email: <u>fruz7@hotmail.com</u>	
Owner <input checked="" type="checkbox"/>	
Name: <u>Thomas M. Suehs</u> Address: <u>1900 W 29th</u> City/Zip: <u>Austin TX 78703</u> Phone: <u>512 431-2553</u> Email: <u>Thomas.Suehs@Suehs.NET</u>	
Demolition Contractor Information	
Company: <u>Murray Const.</u> Address: <u>1109 Cecelia St.</u> City/Zip: <u>Taylor, Tx. 76574</u> Phone: <u>512 698 7291</u>	
Structural Information	
Square Feet: <u>700</u> Building Materials: <u>wood / metal roofing</u> Foundation Type: <u>some slab / some pier & beam</u> Estimated cost of demolition: <u>\$2000</u>	

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.



Demolition Application

Page 2 of PR- _____

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

- 1. No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
- 6. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

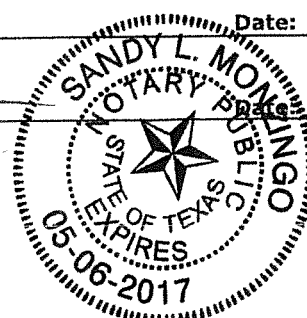
Signature of Applicant: _____

(if different from owner)

Signature of Owner: _____

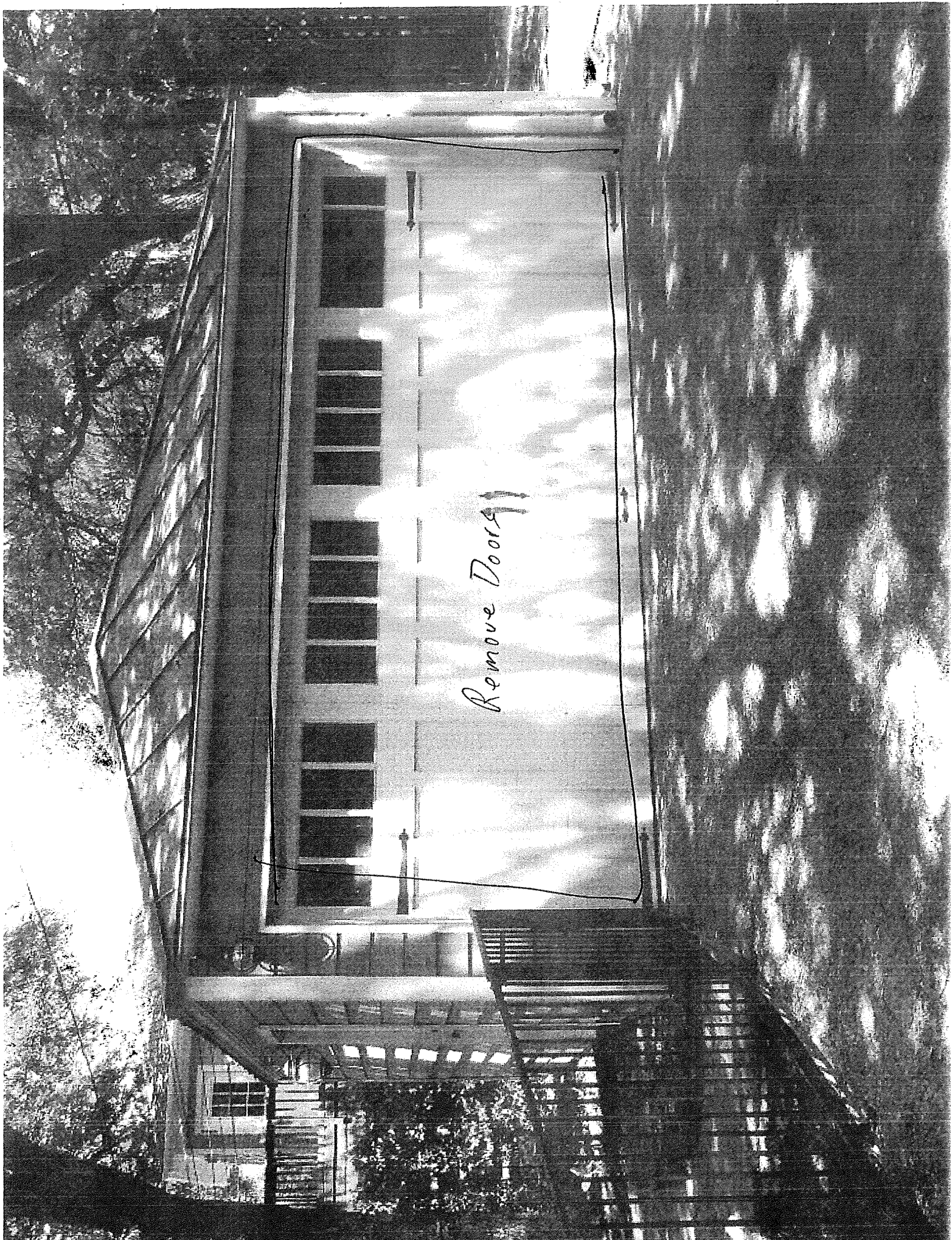
Sworn and subscribed before me this 7th day of April, 2014

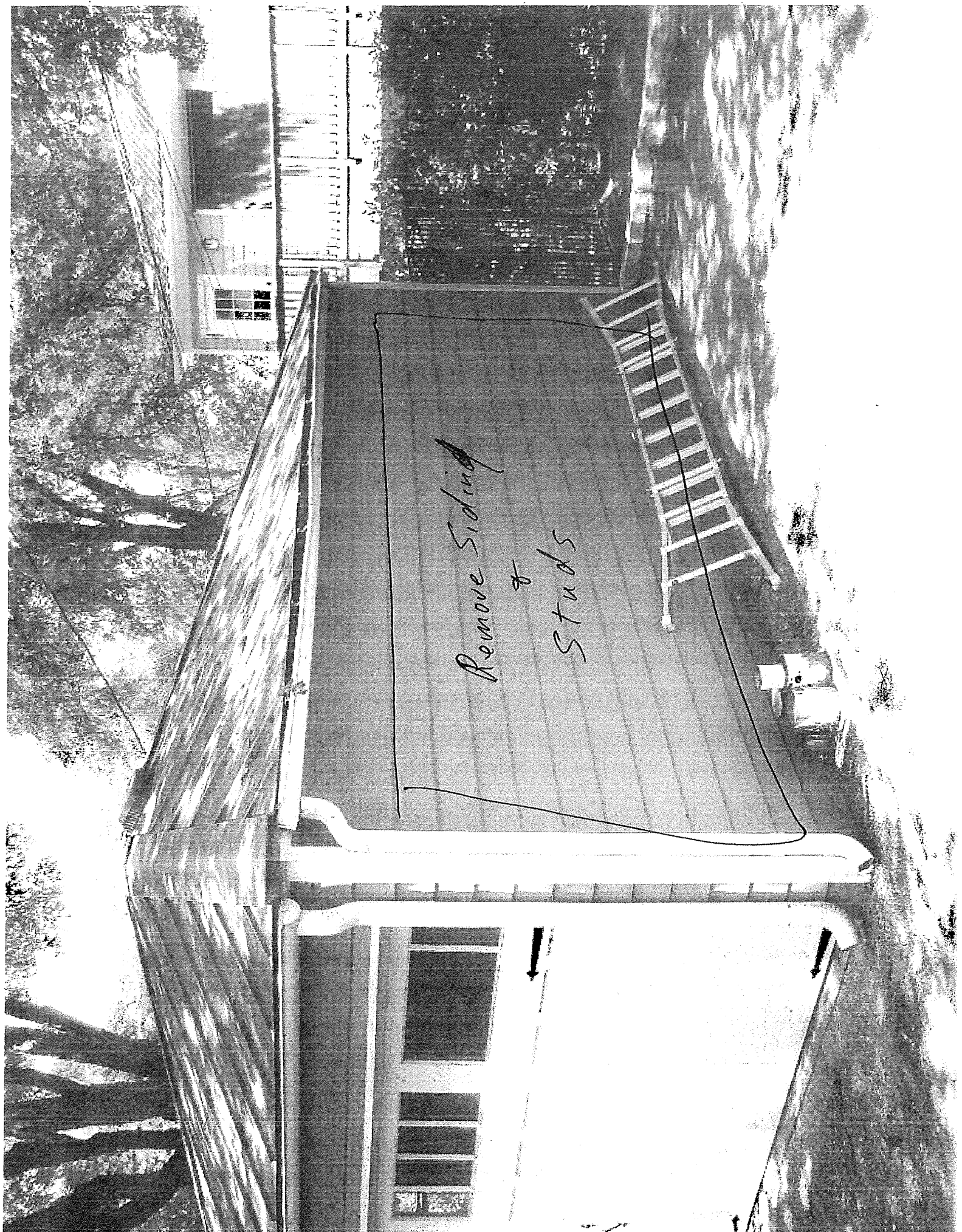
Signature of Public Notary _____



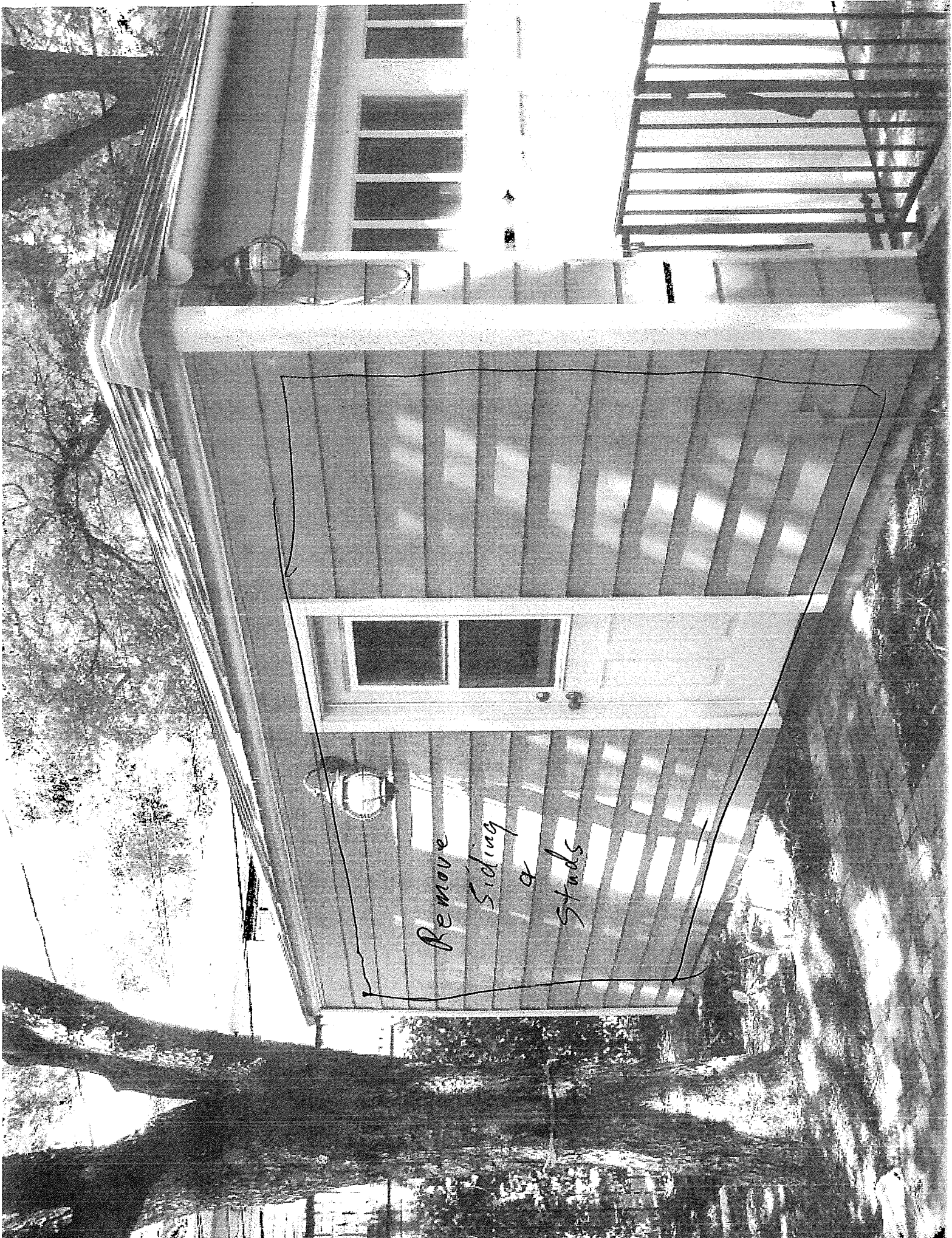
Date: 4-7-14

4-7-14





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